

**BLACKPOOL COUNCIL**  
**GOVERNANCE AND PARTNERSHIPS DIRECTORATE - LEGAL SERVICES**  
**REVIEW OF FEES AND CHARGES 2018/2019**

CLASSIFICATION	DESCRIPTION OF CHARGE	DATE OF LAST REVISION	2017/2018	2018/19	INCREASE % (rounded up or down as appropriate)	COMMENTS	
			existing Charge £	RECOMMENDED CHARGE £			
<b>Legal Services</b> <b>(Notes 1 &amp; 2)</b>	<b><u>Mortgage (Other than Right to Buy mortgages )</u></b>						
	- Improvement loans etc.	01.04.17	£230.00	£236.00	2.5%		
	- Loan Agreements (plus disbursements)	01.04.17	£210.00	£215.00	2.5%		
	- Restrictions (plus disbursements)	01.04.17	£110.00	£113.00	2.5%		
	- Redemption of Mortgage	01.04.17	£175.00	£180.00	2.5%		
	- Registering Notice of Charge	01.04.17	£110.50	£113.00	2.5%		
	- Completing mortgage questionnaire	01.04.17	£230.00	£235.00	2.5%		
	- Transfer of Equity	01.04.17	£380.00	£390.00	2.5%		
	<b><u>Licence Agreements, etc (Not Promenade )</u></b>						
	- Standard	01.04.17	£525.00	£538.00	2.5%		
	- Complex	01.04.17	£725.00	£743.00	2.5%		
	<b><u>Licence Agreements, etc ( Promenade)</u></b>						
	- Fee under £500	01.04.17	£240.00	£0.00	2.5%		
	- Fee £500 or over and under £1,000	01.04.17	£275.00	£282.00	2.5%		
	- Fee £1,000 and over (minimum charge)	01.04.17	£300.00	£307.00	2.5%		
	<b><u>Leases</u></b>						
	- Under 7 years	01.04.17	£595.00	£610.00	2.5%		
	- 7 years to 21 years	01.04.17	£830.00	£851.00	2.5%		
	- Over 21 years	01.04.17	£1,200.00	£850.75	2.5%		
	- Supplemental / Short version renewal	01.04.17	£415.00	£425.00	2.5%		
	<b><u>Surrenders/Variations/Change of Use</u></b>						
	- Standard	01.04.17	£715.00	£733.00	2.5%		
	- Complex	01.04.17	£830.00	£850.00	2.5%		
	<b><u>Licences to Assign</u></b>						
	- By deed	01.04.17	£500.00	£513.00	2.5%		
	- Urgent by deed	01.04.17	£665.00	£682.00	2.5%		
	- By letter	01.04.17	£385.00	£395.00	2.5%		
	- Urgent by letter	01.04.17	£438.00	£449.00	2.5%		
	<b><u>Easements</u></b>						
	- General or Statutory Undertaking	01.04.17	£240.00	£246.00	2.5%		
	- Consents building covenants etc (including retrospective consents)	01.04.17	£240.00	£246.00	2.5%		
	<b><u>Social Services Legal Charges</u></b>						
	- Unregistered	01.04.17	£375.00	£385.00	2.5%		
	- Registered	01.04.17	£350.00	£359.00	2.5%		
	<b><u>Conveyances / Transfers / Building Agreement Consideration</u></b>						
	- Up to £20,000	01.04.17	£830.00	£850.00	2.5%		
	- £20,001 to £50,000	01.04.17	£1,425.00	£1,460.00	2.5%		
	- £50,001 to £250,000 *	01.04.17	£1,535.00	£1,574.00	2.5%		
	- £250,001 to £500,000 *	01.04.17	£3,300.00	£3,382.00	2.5%		
	- £500,001 to £1,000,000 *	01.04.17	£5,487.00	£5,625.00	2.5%		
	* = On first £50,000 + 1% of consideration above £50,000						
	(Above £1,000,000 to be fixed at Head of Legal's discretion on a cost/ complex basis)						
	<b><u>Building Agreement</u></b>						
	- Agreement for Lease	01.04.17	£3,295.00	£3,377.00	2.5%		
	- Phased Agreement for Lease (1st Phase)	01.04.17	£6,560.00	£6,724.00	2.5%		
	- Each additional phase	01.04.17	£1,755.00	£1,799.00	2.5%		
	- Building Agreement Freehold plus 1% of consideration over £50,000	01.04.17	£4,385.00	£4,495.00	2.5%		
<b><u>Planning and Building Agreements:</u></b>							
- Planning Agreements (S106 Town and Country Planning Act 1990) basic	01.04.17	£1,605.00	£1,645.00	2.5%			
- Planning Agreements (S106 Town and Country Planning Act 1990) complex	01.04.17	£3,205.00	£3,285.00	2.5%			
- Road Agreements (S38 Highways Act 1980) up to and incl. 10 Units	01.04.17	£1,280.00	£1,312.00	2.5%			
- Road Agreements (S38 Highways Act 1980) over. 10 Units	01.04.17	£1,645.00	£1,686.00	2.5%			
- Agreement (S278 Highways Act 1980)	01.04.17	£1,560.00	£1,599.00	2.5%			
Minimum fee additional charge is at Head of Legal discretion.							
<b><u>Right to Buy Transactions</u></b>							
- Leases (engrossments)	01.04.17	£256.00	£262.00	2.5%			
- Conveyances (engrossments)	01.04.17	£205.00	£210.00	2.5%			
- Transfers	01.04.17	£205.00	£210.00	2.5%			
- Letters of postponement	01.04.17	£160.00	£164.00	2.5%			
- Notice of Assignment	01.04.17	£111.00	£114.00	2.5%			
<b><u>Legal Charge</u></b>							
Loan agreements (not mortgage related) up to £10,000 *	01.04.17	£325.00	£333.00	2.5%			
Loan agreements (not mortgage related) £10,000 to £100,000*	01.04.17	£430.00	£441.00	2.5%			
Loan agreements (not mortgage related) £100,000 to £250,000 *	01.04.17	£485.00	£497.00	2.5%			
Loan agreements (not mortgage related) £250,000 to £500,000*	01.04.17	£650.00	£666.00	2.5%			
Loan agreements (not mortgage related) £500,000 to £1,000,000 *	01.04.17	£910.00	£933.00	2.5%			
Above £1,000,000 to be fixed at Head of Services discretion *	01.04.17	£1,350.00	£1,384.00	2.5%			
Grant agreements	01.04.17	£375.00	£384.00	2.5%			
*Possible additional charge subject to security. This will be at the Head of Legal's discretion							
<b><u>Miscellaneous</u></b>							
Registration fee for Miscellaneous Notices	01.04.17	£108.50	£111.00	2.5%			
Notice of Assignment	01.04.17	£108.50	£111.00	2.5%			
Contract Novations	01.04.17	£115.00	£118.00	2.5%			

**Notes:**

- The Head of Legal has discretion to charge a greater or lesser amount as it is a legal requirement that the charge must relate to the actual work done in each particular case.
- All charges are net of VAT.