

GOVERNANCE AND PARTNERSHIPS DIRECTORATE - LEGAL SERVICES

REVIEW OF FEES AND CHARGES 2020/2021

CLASSIFICATION	DESCRIPTION OF CHARGE	DATE OF LAST REVISION	2019/20 EXISTING CHARGES £	2020/21 RECOMMENDED CHARGE £	INCREASE % (rounded up or down as appropriate)	COMMENTS	
Legal Services (Notes 1 & 2)	Mortgage (Other than Right to Buy mortgages)						
	- Improvement loans etc.	01.04.19	£242.00	£248.00	2.5%		
	- Loan Agreements (plus disbursements)	01.04.19	£221.00	£227.00	2.5%		
	- Restrictions (plus disbursements)	01.04.19	£116.00	£119.00	2.5%		
	- Redemption of Mortgage	01.04.19	£185.00	£190.00	2.5%		
	- Registering Notice of Charge	01.04.19	£115.00	£118.00	2.5%		
	- Completing mortgage questionnaire	01.04.19	£240.00	£246.00	2.5%		
	- Transfer of Equity	01.04.19	£400.00	£410.00	2.5%		
	Licence Agreements, etc						
	- Standard	01.04.19	£500.00	£513.00	2.5%		
	- Complex	01.04.19	£750.00	£769.00	2.5%		
	Leases						
	- Under 7 years	01.04.19	£625.00	£641.00	2.5%		
	- Over 7 years	01.04.19	£872.00	£894.00	2.5%		
	Surrenders/Variations/Change of Use						
	- Standard	01.04.19	£751.00	£770.00	2.5%		
	- Complex	01.04.19	£871.00	£893.00	2.5%		
	Licences to Assign						
	- By deed	01.04.19	£525.00	£538.00	2.5%		
	- Urgent by deed	01.04.19	£700.00	£718.00	2.5%		
	- By letter	01.04.19	£405.00	£415.00	2.5%		
	- Urgent by letter	01.04.19	£460.00	£472.00	2.5%		
	Easements						
	- General or Statutory Undertaking	01.04.19	£525.00	£538.00	2.5%		
	- Consents building covenants etc (including retrospective consents)	01.04.19	£525.00	£538.00	2.5%		
	Social Services Legal Charges						
	- Unregistered	01.04.19	£395.00	£405.00	2.5%		
	- Registered	01.04.19	£368.00	£377.00	2.5%		
	Conveyances / Transfers / Building Agreement Consideration						
	- Up to £20,000	01.04.19	£871.00	£893.00	2.5%		
	- £20,001 to £50,000	01.04.19	£1,497.00	£1,534.00	2.5%		
	- £50,001 to £250,000 *	01.04.19	£1,613.00	£1,653.00	2.5%		
	- £250,001 to £500,000 *	01.04.19	£3,466.00	£3,553.00	2.5%		
	- £500,001 to £1,000,000 *	01.04.19	£5,765.00	£5,909.00	2.5%		
	(Above £1,000,000 to be fixed at Head of Legal's discretion on a cost/ complex basis)		Cost per individual case	Cost per individual case			
	Building Agreement						
	- Agreement for Lease	01.04.19	£3,461.00	£3,548.00	2.5%		
	- Phased Agreement for Lease (1st Phase)	01.04.19	£6,316.00	£6,474.00	2.5%		
	- Each additional phase	01.04.19	£1,844.00	£1,890.00	2.5%		
	- Building Agreement Freehold plus 1% of consideration over £50,000	01.04.19	£4,607.00	£4,722.00	2.5%		
	Planning and Building Agreements:						
	- Planning Agreements (S106 Town and Country Planning Act 1990) basic	01.04.19	£1,686.00	£1,728.00	2.5%		
	- Planning Agreements (S106 Town and Country Planning Act 1990) complex	01.04.19	£3,367.00	£3,451.00	2.5%		
	- Road Agreements (S38 Highways Act 1980) up to and incl. 10 Units	01.04.19	£1,230.00	£1,230.00	2.5%		
	- Road Agreements (S38 Highways Act 1980) over 10 Units	01.04.19	£1,728.00	£1,771.00	2.5%		
	- Agreement (S278 Highways Act 1980)	01.04.19	£1,537.00	£1,575.00	2.5%		
	Minimum fee additional charge is at Head of Legal discretion.						
	Right to Buy Transactions						
	- Leases (engrossments)	01.04.19	£269.00	£276.00	2.5%		
	- Conveyances (engrossments)	01.04.19	£215.00	£220.00	2.5%		
- Transfers	01.04.19	£215.00	£220.00	2.5%			
- Letters of postponement	01.04.19	£154.00	£158.00	2.5%			
- Notice of Assignment	01.04.19	£117.00	£120.00	2.5%			
Legal Charge							
Loan agreements (not mortgage related) up to £10,000 *	01.04.19	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £10,000 to £100,000*	01.04.19	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £100,000 to £250,000 *	01.04.19	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £250,000 to £500,000*	01.04.19	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £500,000 to £1,000,000 *	01.04.19	Cost per individual case	Cost per individual case				
Above £1,000,000 to be fixed at Head of Services discretion *	01.04.19	Cost per individual case	Cost per individual case				
Grant agreements	01.04.19	£394.00	£404.00	2.5%			
*Possible additional charge subject to security. This will be at the Head of Legal's discretion							
Miscellaneous							
Registration fee for Miscellaneous Notices	01.04.19	£114.00	£117.00	2.5%			
Notice of Assignment	01.04.19	£114.00	£117.00	2.5%			
Contract Novations	01.04.19	£121.00	£124.00	2.5%			
Auction Pack - Standard			£1,500.00	New Addition	Based on Previous Matters Undertaken		
Auction Pack - Complex			Cost per individual case	New Addition	Based on Previous Matters Undertaken		
Letters of Consent			£175.00	New Addition	Based on Previous Matters Undertaken		

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.
- The Head of Legal has discretion to waive fees where it would be of benefit to the Council.
- All charges are net of VAT.