

BLACKPOOL COUNCIL

TREASURER SERVICES

LEGAL SERVICES

REVIEW OF FEES AND CHARGES 2014/15

CLASSIFICATION	DESCRIPTION OF CHARGE	DATE OF LAST REVISION	DATE TO BE IMPLEMENTED	2013/14 EXISTING CHARGE £	2014/15 RECOMMENDED CHARGE £	INCREASE %
Legal Services (Notes 1 & 2)	<u>Mortgage (Other than Right to Buy mortgages)</u>					
	- Improvement loans etc.	01.04.13	01.04.14	£215.00	£220.00	2.33
	- Loan Agreements (plus disbursements)	01.04.13	01.04.14	£175.00	£200.00	14.29
	- Restrictions (plus disbursements)	01.04.13	01.04.14	£103.00	£106.00	2.91
	- Redemption of Mortgage	01.04.13	01.04.14	£257.00	£263.00	2.33
	- Registering Notice of Charge	01.04.13	01.04.14	£103.00	£106.00	2.91
	- Completing mortgage questionnaire	01.04.13	01.04.14	£200.00	£220.00	10.00
	- Transfer of Equity	01.04.13	01.04.14	£360.00	£370.00	2.78
	<u>Licence Agreements, etc (Not Promenade)</u>					
	- Simple	01.04.13	01.04.14	£385.00	£395.00	2.60
	- Standard	01.04.13	01.04.14	£488.00	£500.00	2.46
	- Complex	01.04.13	01.04.14	£642.00	£655.00	2.02
	<u>Licence Agreements, etc (Promenade)</u>					
	- Fee under £500	01.04.13	01.04.14	£205.00	£210.00	2.44
	- Fee £500 or over and under £1,000	01.04.13	01.04.14	£231.00	£236.00	2.16
	- Fee £1,000 and over (minimum charge)	01.04.13	01.04.14	£257.00	£263.00	2.33
	<u>Leases</u>					
	- Under 7 years	01.04.13	01.04.14	£513.00	£525.00	2.34
	- 7 years to 21 years	01.04.13	01.04.14	£719.00	£735.00	2.23
	- Over 21 years	01.04.13	01.04.14	£1,027.00	£1,050.00	2.24
	- Supplemental / Short version renewal	01.04.13	01.04.14	£360.00	£368.00	2.22
	<u>Surrenders/Variations/Change of Use</u>					
	- Standard	01.04.13	01.04.14	£668.00	£683.00	2.25
	- Complex	01.04.13	01.04.14	£770.00	£788.00	2.34
	<u>Licences to Assign</u>					
	- By deed	01.04.13	01.04.14	£462.00	£472.00	2.16
	- Urgent by deed	01.04.13	01.04.14	£616.00	£630.00	2.27
	- By letter	01.04.13	01.04.14	£360.00	£368.00	2.22
	- Urgent by letter	01.04.13	01.04.14	£411.00	£420.00	2.19
	<u>Easements</u>					
	- General or Statutory Undertaking	01.04.13	01.04.14	£513.00	£525.00	2.34
	- Consents building covenants etc (including retrospective consents)	01.04.13	01.04.14	£513.00	£525.00	2.34
	<u>Social Services Legal Charges</u>					
	- Unregistered	01.04.13	01.04.14	£308.00	£315.00	2.27
	- Registered	01.04.13	01.04.14	£308.00	£315.00	2.27
	<u>Conveyances / Transfers / Building Agreement Consideration</u>					
	- Up to £20,000	01.04.13	01.04.14	£770.00	£788.00	2.34
	- £20,001 to £50,000	01.04.13	01.04.14	£1,335.00	£1,365.00	2.25
	- £50,001 to £250,000 *	01.04.13	01.04.14	£1,438.00	£1,470.00	2.23
	- £250,001 to £500,000 *	01.04.13	01.04.14	£3,081.00	£3,150.00	2.24
	- £500,001 to £1,000,000 *	01.04.13	01.04.14	£5,135.00	£5,250.00	2.24
	* = On first £50,000 + 1% of consideration above £50,000 (Above £1,000,000 to be fixed at Head of Legal Services discretion)					
	<u>Building Agreement</u>					
	- Agreement for Lease	01.04.13	01.04.14	£3,081.00	£3,150.00	2.24
	- Phased Agreement for Lease (1st Phase)	01.04.13	01.04.14	£6,162.00	£6,300.00	2.24
	- Each additional phase	01.04.13	01.04.14	£1,643.00	£1,680.00	2.25
	- Building Agreement Freehold plus 1% of consideration over £50,000	01.04.13	01.04.14	£4,108.00	£4,200.00	2.24
	<u>Planning and Building Agreements:</u>					
	- Planning Agreements (S106 Town and Country Planning Act 1990) basic	01.04.13	01.04.14	£1,500.00	£1,535.00	2.33
	- Planning Agreements (S106 Town and Country Planning Act 1990) complex	01.04.13	01.04.14	£3,000.00	£3,065.00	2.17
- Road Agreements (S38 Highways Act 1980) up to and incl. 10 Units	01.04.13	01.04.14	£1,200.00	£1,225.00	2.08	
- Road Agreements (S38 Highways Act 1980) over. 10 Units	01.04.13	01.04.14	£1,540.00	£1,575.00	2.27	
- Agreement (S278 Highways Act 1980)	01.04.13	01.04.14	£1,500.00	£1,535.00	2.33	
Minimum fee additional charge is at Head of Legal Services discretion.						
<u>Right to Buy Transactions:</u>						
- Leases (engrossments)	01.04.13	01.04.14	£308.00	£315.00	2.27	
- Conveyances (engrossments)	01.04.13	01.04.14	£257.00	£263.00	2.33	
- Transfers	01.04.13	01.04.14	£154.00	£158.00	2.60	
- Letters of postponement	01.04.13	01.04.14	£150.00	£153.00	2.00	
- Notice of Assignment	01.04.13	01.04.14	£103.00	£106.00	2.91	
Legal Charge	New	01.04.14	£0.00	£300.00	N/A	
Grant Agreements	New	01.04.14	£0.00	£350.00	N/A	
<u>Loan Agreements (Not Mortgage Related):</u>						
- Up to £10,000	New	01.04.14	£0.00	£400.00	N/A	
- £10,000 to £100,000	New	01.04.14	£0.00	£450.00	N/A	
- £100,000 to £250,000	New	01.04.14	£0.00	£600.00	N/A	
- £250,000 to £500,000	New	01.04.14	£0.00	£850.00	N/A	
- £500,000 to £1,000,000	New	01.04.14	£0.00	£1,250.00	N/A	
Above £1,000,000 to be fixed at Head of Legal Services discretion.						

Notes:

1. The head of Legal Services 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.

2. All charges are net of VAT.