

GOVERNANCE AND PARTNERSHIPS DIRECTORATE - LEGAL SERVICES

REVIEW OF FEES AND CHARGES 2021/2022

CLASSIFICATION	DESCRIPTION OF CHARGE	DATE OF LAST REVISION	2020/21 EXISTING CHARGES	2021/22 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.	01.04.20	£248.00	£248.00	No Increase		
	- Loan Agreements (plus disbursements)	01.04.20	£227.00	£227.00	No Increase		
	- Restrictions (plus disbursements)	01.04.20	£119.00	£119.00	No Increase		
	- Redemption of Mortgage	01.04.20	£190.00	£190.00	No Increase		
	- Registering Notice of Charge	01.04.20	£118.00	£118.00	No Increase		
	- Completing mortgage questionnaire	01.04.20	£246.00	£246.00	No Increase		
	- Transfer of Equity	01.04.20	£410.00	£410.00	No Increase		
	Licence Agreements, etc						
	- Standard	01.04.20	£513.00	£513.00	No Increase		
	- Complex	01.04.20	£769.00	£769.00	No Increase		
	Leases						
	- Under 7 years	01.04.20	£641.00	£641.00	No Increase		
	- Over 7 years	01.04.20	£894.00	£894.00	No Increase		
	Surrenders/Variations/Change of Use						
	- Standard	01.04.20	£770.00	£770.00	No Increase		
	- Complex	01.04.20	£893.00	£893.00	No Increase		
	Licences to Assign						
	- By deed	01.04.20	£538.00	£538.00	No Increase		
	- Urgent by deed	01.04.20	£718.00	£718.00	No Increase		
	- By letter	01.04.20	£415.00	£415.00	No Increase		
	- Urgent by letter	01.04.20	£472.00	£472.00	No Increase		
	Easements						
	- General or Statutory Undertaking	01.04.20	£538.00	£538.00	No Increase		
	- Consents building covenants etc (including retrospective consents)	01.04.20	£538.00	£538.00	No Increase		
	Social Services Legal Charges						
	- Unregistered	01.04.20	£405.00	£405.00	No Increase		
	- Registered	01.04.20	£377.00	£377.00	No Increase		
	Conveyances / Transfers / Building Agreement Consideration						
	- Up to £20,000	01.04.20	£893.00	£893.00	No Increase		
	- £20,001 to £50,000	01.04.20	£1,534.00	£1,534.00	No Increase		
	- £50,001 to £250,000 *	01.04.20	£1,653.00	£1,653.00	No Increase		
	- £250,001 to £500,000 *	01.04.20	£3,553.00	£3,553.00	No Increase		
	- £500,001 to £1,000,000 *	01.04.20	£5,909.00	£5,909.00	No Increase		
	(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	01.04.20	£3,548.00	£3,548.00	No Increase		
	- Phased Agreement for Lease (1st Phase)	01.04.20	£6,474.00	£6,474.00	No Increase		
	- Each additional phase	01.04.20	£1,890.00	£1,890.00	No Increase		
	- Building Agreement Freehold plus 1% of consideration over £50,000	01.04.20	£4,722.00	£4,722.00	No Increase		
	Planning and Building Agreements:						
	- Planning Agreements (S106 Town and Country Planning Act 1990) basic	01.04.20	£1,728.00	£1,728.00	No Increase		
	- Planning Agreements (S106 Town and Country Planning Act 1990) complex	01.04.20	£3,451.00	£3,451.00	No Increase		
	- Road Agreements (S38 Highways Act 1980) up to and incl. 10 Units	01.04.20	£1,230.00	£1,230.00	No Increase		
	- Road Agreements (S38 Highways Act 1980) over 10 Units	01.04.20	£1,771.00	£1,771.00	No Increase		
	- Agreement (S276 Highways Act 1980)	01.04.20	£1,575.00	£1,575.00	No Increase		
	Minimum fee additional charge is at Head of Legal discretion.						
Right to Buy Transactions							
- Leases (engrossments)	01.04.20	£276.00	£276.00	No Increase			
- Conveyances (engrossments)	01.04.20	£220.00	£220.00	No Increase			
- Transfers	01.04.20	£220.00	£220.00	No Increase			
- Letters of postponement	01.04.20	£158.00	£158.00	No Increase			
- Notice of Assignment	01.04.20	£120.00	£120.00	No Increase			
Legal Charge							
Loan agreements (not mortgage related) up to £10,000 *	01.04.20	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £10,000 to £100,000 *	01.04.20	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £100,000 to £250,000 *	01.04.20	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £250,000 to £500,000 *	01.04.20	Cost per individual case	Cost per individual case				
Loan agreements (not mortgage related) £500,000 to £1,000,000 *	01.04.20	Cost per individual case	Cost per individual case				
Above £1,000,000 to be fixed at Head of Services discretion *	01.04.20	Cost per individual case	Cost per individual case				
Grant agreements	01.04.20	£404.00	£404.00	No Increase			
*Possible additional charge subject to security. This will be at the Head of Legal's discretion							
Miscellaneous							
Registration fee for Miscellaneous Notices	01.04.20	£117.00	£117.00	No Increase			
Notice of Assignment	01.04.20	£117.00	£117.00	No Increase			
Contract Novations	01.04.20	£124.00	£124.00	No Increase			
Auction Pack - Standard	01.04.20	£1,500.00	£1,500.00	No Increase			
Auction Pack - Complex	01.04.20	Cost per individual case	Cost per individual case				
Letters of Consent	01.04.20	£175.00	£175.00	No Increase			

No fixed fee on loan agreements, fees will be agreed by Head of Legal due to complexity and time required on each individual matter.

Notes:

1. 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.
2. The Head of Legal has discretion to waive fees where it would be of benefit to the Council.
3. All charges are net of VAT.