REDDITCH BOROUGH COUNCIL

Legal, Equalities & Democratic Services

Scale of Proposed Charges 1st April 2014

Current charge from 01/04/14 2013/14

Proposed

£

£

Legal Costs

Loan of Deeds for enquiry purposes 29.50 30.5 Second Mortgage questionnaire 39.50 40.5 Surrender of Garage Lease 65.00 67.0 Discount questionnaire 29.50 30.5 Leasehold Questionnaire 52.50 54.0 Mortgage Reference 51.00 52.5 Notice of Postponement during Right to Buy 22.00 22.5 Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council 132.50 Retrospective Consent for alterations to former 170.0 Council house/flat 165.50 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales -	-		
Second Mortgage questionnaire 39.50 40.5 Surrender of Garage Lease 65.00 67.0 Discount questionnaire 29.50 30.5 Leasehold Questionnaire 52.50 54.0 Mortgage Reference 51.00 52.5 Notice of Postponement during Right to Buy 22.00 22.5 Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council house/flat 132.50 Retrospective Consent for alterations to former Council house/flat 165.50 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Freehold reversions - admin fee 321.00 331.0 <td>Mortgage Redemption Fee</td> <td>57.00</td> <td>58.50</td>	Mortgage Redemption Fee	57.00	58.50
Surrender of Garage Lease 65.00 67.0 Discount questionnaire 29.50 30.5 Leasehold Questionnaire 52.50 54.0 Mortgage Reference 51.00 52.5 Notice of Postponement during Right to Buy 22.00 22.5 Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council house/flat 132.50 Retrospective Consent for alterations to former Council house/flat 165.50 Garden licence - initial administration fee (plus annual fee) 70.0 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 </td <td>Loan of Deeds for enquiry purposes</td> <td>29.50</td> <td>30.50</td>	Loan of Deeds for enquiry purposes	29.50	30.50
Discount questionnaire 29.50 30.5 Leasehold Questionnaire 52.50 54.0 Mortgage Reference 51.00 52.5 Notice of Postponement during Right to Buy 22.00 22.5 Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council house/flat 132.50 Retrospective Consent for alterations to former Council house/flat 170.0 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copies of RTB service charges (up to last three years)	Second Mortgage questionnaire	39.50	40.50
Leasehold Questionnaire 52.50 54.0 Mortgage Reference 51.00 52.5 Notice of Postponement during Right to Buy 22.00 22.5 Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council house/flat 132.50 Retrospective Consent for alterations to former Council house/flat 170.0 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copjes of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Surrender of Garage Lease	65.00	67.00
Mortgage Reference	Discount questionnaire	29.50	30.50
Notice of Postponement during Right to Buy 22.00 22.5 Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council house/flat 132.50 Retrospective Consent for alterations to former Council house/flat 170.0 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copjes of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Leasehold Questionnaire	52.50	54.00
Further Advance afterwards 29.50 30.5 Re-mortgage 51.00 52.5 Consent for alterations to former Council house/flat 132.50 Retrospective Consent for alterations to former Council house/flat 170.0 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copjes of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Mortgage Reference	51.00	52.50
Re-mortgage	Notice of Postponement during Right to Buy	22.00	22.50
Consent for alterations to former Council house/flat 136.0 Retrospective Consent for alterations to former Council house/flat 170.0 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Further Advance afterwards	29.50	30.50
Nouse/flat	Re-mortgage	51.00	52.50
Retrospective Consent for alterations to former Council house/flat 170.0 Garden licence - initial administration fee (plus annual fee) 68.00 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Consent for alterations to former Council		136.00
Council house/flat 165.50 Garden licence - initial administration fee (plus annual fee) 70.0 Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages		132.50	
Tournal Fee Tournal Fee	Retrospective Consent for alterations to former		170.00
Annual fee		165.50	
Deed of Grant/Easement 321.00 331.0 Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	'		70.00
Licence to Assign 321.00 331.0 Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	annual fee)	68.00	
Rent Deposit Deed 321.00 331.0 Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Deed of Grant/Easement	321.00	331.00
Authorised Guarantee Agreement 321.00 331.0 Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages	Licence to Assign		331.00
Licence for Alterations 321.00 331.0 Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages		321.00	331.00
Licence to Sub-let 321.00 331.0 Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages			331.00
Grant of Lease 321.00 331.0 Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages			331.00
Minor land sales - legal fees 420.00 433.0 Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages			331.00
Freehold reversions - admin fee 321.00 331.0 Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages			331.00
Copy of lease (up to 25 pages) Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages		420.00	433.00
Copies of RTB service charges (up to last three years) Standard photocopying charge for no & size of pages		321.00	331.00
years) standard photocopying charge for no & size of pages	Copy of lease (up to 25 pages)		
for no & size of pages	Copies of RTB service charges (up to last three	Standard photoco	nving charge
. •	years)	, .	
	Extra copies of valuation - S.125 Notice	TOT TIO & SIZE	o. pages

Section 106

Private Owner	441.00	454.00
Each additional unit added (up to a maximum of		57.00
£1,500) *	55.50	
100% Affordable housing schemes	827.00	852.00
Fee for agreeing a unilateral undertaking	315.00	324.00

^{*} Please note that for complex 106 agreements charges may be calculated based at the Law Society regional rates for legal work to reflect the time taken to complete the negotiations and drafting. Fees calculated under this provision may exceed £1,500

VAT payable on all fees and charges

LOCAL LAND CHARGES

Search Type	Fee	Fee
Official Certificate of Search (LLC1) only	24.00	24.50
CON29R Enquiries of Local Authority (2007)		
- Residential	81.00	83.50
- Commercial	119.00	122.50
Standard Search Fee: LLC1 and CON 29R		
- Residential	105.00	108.00
- Commercial	143.00	147.50
CON 290 Optional enquiries of Local Authority		
(Questions 4,5,6,8,9,11,15) per question	11.00	11.50
(Questions 7,10,12,13,14,16-21) per question	5.50	5.65
(Question 22)	22.00	22.50
Extra written enquiries (Refer to Worcestershire	44.00	45.50
Each additional parcel of land (LLC1 and	20.00	20.50
- LLC1	1.00	1.00
- CON29R	19.00	19.50
Refresher Search	36.00	37.00