

**REDDITCH BOROUGH COUNCIL****Legal, Equalities and Democratic Services****Scale of Proposed Charges 2015**

	<b>Current 2014/15</b>	<b>Proposed charge from 2015</b>
	<b>£</b>	<b>£</b>

**Legal Costs**

Mortgage Redemption Fee	58.50	60.50
Second Mortgage questionnaire	40.50	41.50
Surrender of Garage Lease	67.00	69.00
Discount questionnaire	30.50	31.50
Leasehold Questionnaire	54.00	55.50
Notice of Postponement during Right to Buy	22.50	23.00
Notice of Postponement post Right to Buy	30.50	31.50
Re-mortgage	52.50	54.00
Consent for alterations to former Council house/flat	136.00	140.00
Retrospective Consent for alterations to former Council house/flat	170.00	175.00
Garden licence - initial administration fee (plus annual fee)	70.00	72.00
Deed of Grant/Easement	331.00	341.00
* Licence to Assign	331.00	341.00
* Rent Deposit Deed	331.00	341.00
* Authorised Guarantee Agreement	331.00	341.00
* Licence for Alterations	331.00	341.00
* Licence to Sub-let	331.00	341.00
* Deed of Variation	331.00	341.00
* Grant of Lease	433.00	446.00
* Deed of Surrender	331.00	341.00
* Please note that each document shall be charged for separately, except where one transaction involves more than two documents, in which case fees will be capped at £750.00		
Tenancy at Will	331.00	341.00
Renewal of Lease	331.00	341.00
Minor land sales - legal fees	433.00	446.00
Major land sales - legal fees	0.5% of the purchase price, with a minimum charge of £500.00	

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Diversion of Footpath under Section 257 of the Town & Country Planning Act	1823.10	1880.00
Freehold reversions - admin fee	331.00	341.00
Copy of lease (up to 25 pages)	<b>Standard photocopying charge for no &amp; size of pages</b>	
Copies of RTB service charges (up to last three years)		
Extra copies of valuation - S.125 Notice		

#### **Section 106**

Private Owner	454.00	467.50
Each additional unit added (up to a maximum of £1,500) *	57.00	58.50
100% Affordable housing schemes	852.00	877.50
Deed of Variation		333.50
Fee for agreeing a unilateral undertaking	324.00	333.50

*\* 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

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#### **LOCAL LAND CHARGES**

<b>Search Type</b>	<b>Fee</b>	<b>Fee</b>
Official Certificate of Search (LLC1) only	25.00	26.00
CON29R Enquiries of Local Authority (2007)		
- Residential	83.00	85.00
- Commercial	122.00	126.00
Standard Search Fee: LLC1 and CON 29R combined		
- Residential	108.00	111.00
- Commercial	147.00	152.00
CON 290 Optional enquiries of Local Authority (2007)		
(Questions 4,5,6,8,9,11,15) per question	11.50	12.00
(Questions 7,10,12,13,14,16-21) per question	6.00	6.00
(Question 22)	23.00	24.00
Extra written enquiries (Refer to Worcestershire County Council for Highways enquiries)	45.50	47.00
Each additional parcel of land (LLC1 and CON29R)	21.00	22.00
Refresher Search	37.00	38.00
Expedited (within 48 hrs)	N/A	30.00