

Local Land Charges Fees and Charges

SUMMARY

- 1.1 Local Land Charges Service fees are reviewed periodically to ensure that the service continues to cover costs. Environmental Information Regulations (EIR) provide for a free service for a Personal Search of the Local land Charges Register and CON29 element, but those fees which are discretionary need to be adjusted.
- 1.2 We have reviewed all of the fees and charges for the service and this report seeks approval for the implementation of the new pricing levels from 1 April 2015.

RECOMMENDATION

- 2.1 To approve the fees and charges for Local Land Charges, as set out in Appendix 2, to be implemented from 1 April 2015.

REASONS FOR RECOMMENDATION

- 3.1 To ensure that the Local Land Charges Service continues to cover costs and contributes to the budget challenge facing the council.

SUPPORTING INFORMATION

- 4.1 It is proposed that the form LLC1 fee, for a residential property is increased from £29 to £32.50. For a Commercial property the LLC1 fee will increase from £49 to £74. The fee for each additional residential parcel of land increases from £20 to £25 and Commercial from £20 to £50 due to the additional complexity of commercial sites.
- 4.2 It is proposed that the CON29 Part 1 (2007) Enquiries fees for one parcel of residential land remains at £50, however, for each additional parcel the fee rises from £20 to £25. CON29 Fees for the first parcel of commercial land rise from £150 to £175 with each additional parcel rising from £20 to £50 due to the additional complexity of commercial sites.

- 4.3 It is proposed that the fee for the CON29 Part 2 enquiry for Register of Common Land Searches increases from £6 to £15 for residential enquires and from £6 to £20 for Commercial enquiries.
- 4.4 It is proposed that the fee for the CON29 Part 2 enquiry for each printed enquiry increases from £12 to £15 for residential enquires and from £12 to £20 for Commercial enquiries.
- 4.5 It is proposed that the fee for each additional enquiry (including solicitors own enquiries) increases from £25 to £30 for residential enquires and from £25 to £40 for Commercial enquiries.
- 4.6 It is proposed that a fee be introduced for the provision of a map showing a plan of the adopted highway boundary and this will be charged at £40.
- 4.7 It is proposed that a fee be introduced for the provision an expedited residential search service, where this can be accommodated, be introduced at £41.25 per search.
- 4.8 It is proposed that the Official Local Authority compiled (standard) search comprising of forms LLC1 and the CON29 Part 1 (2007) increase from £79 to £82.50 and that an Official Local Authority compiled commercial search increases from £199 to £249 per search.

OTHER OPTIONS CONSIDERED

- 5.1 To not amend the fees. This is not considered a viable option as the proposed fees and charges better reflect the costs to the service in providing responses to both residential and commercial search requests than those currently in place.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Estates/Property officer Service Director(s) Other(s)	Janie Berry – Director of Legal and Democratic Services Toni Nash – Head of Finance - Resources Not applicable Not applicable Janie Berry – Director of Legal and Democratic Services Mick Styne – Electoral Services and Land Charges Manager
For more information contact: Background papers: List of appendices:	Philip O'Brien 01332 643644 phil.o'brien@derby.gov.uk None Appendix 1 – Implications Appendix 2 – Schedule of Fees

IMPLICATIONS

Financial and Value for Money

- 1.1 The proposed increases ensure that the costs of the service are recovered and that a contribution is made to meeting budget challenges.

Legal

- 2.1 None arising directly from this report

Personnel

- 3.1 None arising directly from this report

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- 4.1 None arising directly from this report

Equalities Impact

- 5.1 Environmental Information Regulations (EIR) provide for a free service for a Personal Search of the Local land Charges Register and CON29 element, protecting our most vulnerable citizens from increases.

Health and Safety

- 6.1 None arising directly from this report

Environmental Sustainability

- 7.1 None arising directly from this report

Property and Asset Management

- 8.1 None arising directly from this report

Risk Management

- 9.1 None arising directly from this report

Corporate objectives and priorities for change

- 10.1 Good quality services that meet local needs

DERBY CITY COUNCIL – LOCAL LAND CHARGES SCHEDULE OF FEES AND CHARGES - 1 APRIL 2015	Appendix 2 Fees
1. Form LLC1 in (a) any one part of the register (b) the whole of the register – Residential (c) the whole of the register – Commercial And in addition, in respect of each parcel of land above one, where several parcels are included in the same requisition under Rule 11(3), whether the requisition is for a search in the whole or any part of the register	<p style="text-align: center;">N/A</p> <p style="text-align: center;">£32.50 £74.00</p> <p style="text-align: center;">Residential 25.00 Commercial 50.00</p>
2. CON29 Part 1 (2007) Enquiries (a) One parcel of land - Residential One parcel of land – Commercial (b) Several parcels of land, each additional parcel (c) See our information sheet for details of per question pricing	<p style="text-align: center;">£50.00 £175.00</p> <p style="text-align: center;">Residential £25.00 Commercial £50.00 Available on our website at www.derby.gov.uk/personalsearch</p>
3. CON29 Part 2 (Optional Enquiries) (a) Register of Common Land searches (b) Each printed enquiry (c) Each additional enquiry (including solicitors own enquiries) (d) Highway boundary enquiry (showing plan of adopted highway)	<p style="text-align: center;">Residential £15.00 Commercial £20.00</p> <p style="text-align: center;">Residential £15.00 Commercial £20.00</p> <p style="text-align: center;">Residential £30.00 Commercial £40.00</p> <p style="text-align: center;">£40.00</p>
4. Personal Search of the Local Land Charges Register (LLCR) AND CON29	Access to inspect this information at our offices is free of charge, by appointment only, under Environmental Information Regulations (EIR) Contact 01332 640805 or email landcharges@derby.gov.uk
Official Local Authority compiled (standard) search comprising of forms LLC1 and the CON29 Part 1 (2007) Expedited Fee - Residential (subject to availability only, where fee agreed and paid in advance) Commercial standard search	<p style="text-align: center;">£82.50</p> <p style="text-align: center;">£41.25</p> <p style="text-align: center;">£249.00</p>

