

To whom it may concern

**Local Authorities (England) (Charges for Property Searches) Regulations
2008 - Statutory Instrument 2008 No.3248**

In accordance with Regulation 9.1, I have approved the following financial statement, in my capacity as the officer having general responsibility for the Council's financial affairs under section 151 of the Local Government Act 1972.

Yours sincerely

Pete Smith
Chief Finance Officer

Calderdale District Council Local Land Charges Fees 2010-11

Effective 1 April 2010

'Standard search' (Forms LLC1 & CON29(R) received manually by DX/post/hand/electronically)	£134.00
Form LLC1 Official Search of the Register	£21.00
Form CON29 (R) Enquiries of the Local Authority	£113.00
Each additional parcel (inc. LLC1 & CON29(R) parcel fee)	£ 30.00
Form CON29(O) received with CON29 (R) (per enquiry) Each additional parcel	£9.50
Additional Solicitor's own enquiry (per enquiry) Local Land Charges administration fee.	£26.00
NB Any additional fee will be notified to the enquirer by the relevant answering Directorate prior to response	
Personal Search of the local land charges register	Free
Other Fees relating to Local Land Charges	
Duplicate Search Fee	£17.35

CALCULATION OF LLC1 FEE BASED ON COST RECOVERY

Local Land Charge Unit Costs

Create record £800

Maintain record £200

Respond to requests for Local Authority service £800

Management Time £100

Total Expenditure £1,900

Projected Volume Levels 90 Cost per search £21.00

CALCULATION OF CON29(R) FEE BASED ON COST RECOVERY

Local Land Charges

Planning Services

Highways Services

Environmental Health

Building Control

Total Expenditure £73,450

Projected Volume Levels 650 Cost per search £113.00

CALCULATION OF CON29(O) FEE PER ENQUIRY BASED ON COST RECOVERY

Local Land Charges £1,000

Total Expenditure £1000

Projected Volume Levels 105 Cost per enquiry £9.50

LOCAL LAND CHARGES ONE STOP SHOP SYSTEM

CON29R Enquiries of the Local Authority (2007 Edition)

Question	Indicate Questions Required	
<p><i>PLANNING AND BUILDING REGULATIONS</i></p>		
<p>1.1 Planning and Building Decisions and Pending Applications Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications –</p> <p>(a) a planning permission; (<i>Planning Register</i>) (on LLC Reg if conditional after 01.08.77)</p>	Statutory Free Information	
<p>(b) a listed building consent; (<i>Planning & LLC Register</i>)</p>	Statutory Free Information	
<p>(c) a conservation area consent; (<i>Planning & LLC Register</i>)</p>	Statutory Free Information	
<p>(d) a certificate of lawfulness of existing use or development; (<i>Planning Register</i>)</p>	Statutory Free Information	
<p>(e) a certificate of lawfulness of proposed use or development; (<i>Planning Register</i>)</p>	Statutory Free Information	
<p>(f) building regulations approval;</p>	£2	
<p>(g) a building regulation completion certificate; and</p>	£2	
<p>(h) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?</p>	£2	
<p>1.2 Planning Designations and Proposals What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan? (<i>Local Plans</i> etc)</p>	Statutory Free Information	
<p>2. ROADS Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:</p>		
<p>(a) Highways maintainable at public expense; (<i>Register of adopted highways</i>)</p>	Statutory Free Information	
<p>(b) Subject to adoption and, supported by a bond or bond waiver. (potentially depending upon power used)</p>	£7	
<p>(c) to be made up by a local authority who will reclaim the cost from the frontagers; or</p>	£7	

(d) to be adopted by a local authority without reclaiming the cost from the frontagers?	£7	
OTHER MATTERS		
3.1 Land required for Public Purposes Is the property included in land required for public purposes? (prior to publication of scheme)	£5	
3.2 Land to be acquired for Road Works Is the property included in land to be required for road works? (as above)	£7	
3.3 Drainage Agreements and Consents	Please contact:- Safe Move, P O Box 99, Bradford, BD3 7YB	
3.4 Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following -: (a) the centre line of a new trunk road or special road specified in any order, draft order or scheme; (b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) construction of a roundabout (other than a mini roundabout); or (ii) widening by construction of one or more additional traffic lanes; (d) the outer limits of (i) construction of a new road to be built by a local authority ; (ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes; (e) the centre line of the proposed route of a new road under proposals published for public consultation; or (f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout); or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?	Statutory Free Information £7 £7 £7 Statutory Free Information Statutory Free Information	

<p>3.5 Nearby Railway Schemes Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail? (prior to publication of scheme for consultation)</p>	£4	
<p>3.6 Traffic Schemes Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which abut the boundaries of the property-</p> <ul style="list-style-type: none"> (a) permanent stopping up or diversion; (b) waiting or loading restrictions; (c) one way driving; (d) prohibition of driving; (e) pedestrianisation; (f) vehicle width or weight restriction (g) traffic calming works including road humps; (h) residents parking controls; (i) minor road widening or improvement; (j) pedestrian crossings; (k) cycle tracks; or (l) bridge building? <p>(Prior to publicity programmes for schemes etc)</p>	£7	
<p>3.7 Outstanding Notices Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this Schedule:- (Some of these may eventually end up on the LLC Register)</p> <ul style="list-style-type: none"> (a) building works; (b) environment; (c) health and safety; (d) housing; (e) highways; or (f) public health? 	£5	
<p>3.8 Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?</p>	£4	
<p>3.9 Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property, or has a local authority decided to issued, serve, make or commence any of the following;-</p> <ul style="list-style-type: none"> (a) an enforcement notice; (stop & enforcement register) (LLC Register if effective and no appeal in progress) (b) a stop notice; (S&E register) (c) a listed building enforcement notice; (S&E Register – LLC see above) (d) a breach of condition notice; (S&E Register) (e) a planning contravention notice; (S&E Register) (f) another notice relating to breach of planning control; (S&E Register) (g) a listed building repairs notice; (LLC Register) (h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation; (i) a building preservation notice; (LLC Register) (j) a direction restricting permitted development (LLC Register) (k) an order revoking or modifying planning permission; (Planning Register and LLC Register) (l) an order requiring discontinuance of use or alteration or removal of building works; (Planning and LLC Register – discontinuance) (m) a tree preservation order; or (LLC Register) (n) Proceedings to enforce a planning agreement or planning contribution 	£4	

<p>3.10 Conservation Area Do the following apply in relation to the property-</p> <p>(a) The making of the area a Conservation Area before 31 August 1974; or (b) An unimplemented resolution to designate the area a Conservation Area?</p>	£2	
<p>3.11 Compulsory Purchase Has any enforceable order or decision been made to compulsorily purchase or acquire the property?</p>	£3	
<p>3.12 Contaminated Land Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property);-</p> <p>(a) A contaminated land notice; (b) In relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) A decision to make an entry; or (ii) an entry; or (c) Consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?</p>	£3	
<p>3.13 Radon Gas Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?</p>		
	Total Cost	£