

Schedule of Fees and Charges
(Property & Planning)
Bath & North East Somerset Council
Legal Services

<u>Transaction</u>	<u>Basic Fee</u> Plus VAT (if applicable) & Disbursements (Land Registry etc.) & Notice Fee (£50 or as stated in Lease)	<u>Deed of Guarantee from 3rd Party</u>	<u>Rent Deposit Deed</u>	<u>Bank Guarantee</u>	<u>Change of Use</u>	<u>Deed of Variation</u>
Consent to Assignment/Transfer	£1,064 inc. Letter of Consent, AGA/Deed of Covenant (as appropriate, depending upon status of Lease pursuant to 1995 Covenants Act)	£203 p/hr	£203 p/hr	£203 p/hr	£203 p/hr	£203 p/hr
Consent to Underletting of <i>Whole within</i> Landlord and Tenant Act 1954	£1,348 inc. Letter of Consent, Deed of Covenant & Review of Underlease	£203 p/hr	N/A	N/A	£203 p/hr	£203 p/hr
Consent to Underletting of <i>Whole excluded</i> from Landlord and Tenant Act 1954	£1,393 inc. Letter of Consent, Deed of Covenant, Review of Underlease & scrutiny of Exclusion	£203 p/hr	N/A	N/A	£203 p/hr	£203 p/hr
Consent to Underletting of <i>Part within</i> Landlord and Tenant Act 1954	£1,410 inc. Letter of Consent, Deed of Covenant, Review of Underlease & Consideration of Plan/Rights/Reservations	£203 p/hr	N/A	N/A	£203 p/hr	£203 p/hr
Consent to Underletting of <i>Part excluded</i> from Landlord and Tenant Act 1954	1,470 inc. Letter of Consent, Deed of Covenant, Review of Underlease, Consideration of Plan/Rights/Reservations & scrutiny of Exclusion	£203 p/hr	N/A	N/A	£203 p/hr	£203 p/hr
Deed of Variation of <i>Unregistered</i> Lease	£1,393 inc. drafting Deed & considering impact of variation on remainder of Lease, e.g. rent review	N/A	N/A	N/A	N/A	N/A
Deed of Variation of <i>Registered</i> Lease	£1,393 inc. drafting Deed in Land Registry approved format, considering impact of variation on remainder of Lease, e.g. rent review and registration at Land Registry	N/A	N/A	N/A	N/A	N/A
Licence for Alterations relating to <i>Whole</i> demise	1,205 inc. drafting Licence (especially reinstatement obligations) & reviewing Plan(s)/Specification	N/A	N/A	N/A	N/A	N/A

Licence for Alterations relating to <i>Part</i> demise	1,348 inc. drafting Licence (especially reinstatement obligations) & reviewing Plan(s)/Specification	N/A	N/A	N/A	N/A	N/A
Grant of Lease <i>within</i> Landlord and Tenant Act 1954	£4,491 inc. drafting Lease & Replies to CPSE	£203 p/hr	£203 p/hr	£203 p/hr	N/A	N/A
Grant of Lease <i>excluded from</i> Landlord and Tenant Act 1954	£3,229 inc. drafting Lease, serving Exclusion Notice, Preparing Declaration/Statutory Declaration & Replies to CPSE	£203 p/hr	£203 p/hr	£203 p/hr	N/A	N/A
Grant of Lease with Agreement for Lease <i>within</i> Landlord and Tenant Act 1954	£3,495 inc. drafting Agreement for Lease, drafting Lease & Replies to CPSE	£203 p/hr	£203 p/hr	£203 p/hr	N/A	N/A
Grant of Lease with Agreement for Lease <i>excluded from</i> Landlord and Tenant Act 1954	£3,735 inc. drafting Agreement for Lease, drafting Lease, serving Exclusion Notice, Preparing Declaration/Statutory Declaration & Replies to CPSE	£203 p/hr	£203 p/hr	£203 p/hr	N/A	N/A
Surrender of Lease	£1,447 inc. drafting Deed of Surrender, Replies to Enquires before Surrender, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Agreement to Surrender & Surrender of Lease <i>excluded from</i> Landlord and Tenant Act 1954	£1,583 inc. drafting Agreement to Surrender, drafting Deed of Surrender, Replies to Enquiries before Surrender, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A
Agreement to Surrender & Surrender of Lease <i>within</i> the Landlord and Tenant Act 1954	£1,807 inc. drafting Agreement to Surrender, drafting Deed of Surrender, Replies to Enquiries before Surrender, serving Exclusion Notice, Preparing Declaration/Statutory Declaration, review of VAT & SDLT and cancellation at Land Registry (if applicable)	N/A	N/A	N/A	N/A	N/A

Sale of Land (Registered Whole)	£4,491 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer	N/A	N/A	N/A	N/A	N/A
Sale of Land (Registered Part)	£3,373 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer (inc. reservations/rights)	N/A	N/A	N/A	N/A	N/A
Sale of Land (Unregistered Whole)	£3,373 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer	N/A	N/A	N/A	N/A	N/A
Sale of Land (Unregistered Part)	£3,618 inc. drafting Contract, Replies to CPSE, Replies to Requisitions & approving Transfer (inc. reservations/rights)	N/A	N/A	N/A	N/A	N/A
Other						
STANDARD HOURLY RATE FOR ALL WORK Excluding S106 work	£203.00 p/hr					
PLANNING AGREEMENTS Section 106 – HOURLY RATE All work connected with Planning Agreements including variations, releases, supplementary agreements etc	£215.00 p/hr					