

**RECORD OF DECISION TAKEN UNDER SCHEME  
OF DELEGATION BY MEMBER OF SENIOR  
MANAGEMENT TEAM IN CONSULTATION WITH  
PORTFOLIO HOLDER/COMMITTEE CHAIRMAN**



**SMT Member:**  
**Service Group:**  
**Portfolio Holder/Chairman:**  
**Portfolio/Committee:**

David Whelan  
Corporate Governance - Land Charges  
Councillor Margaret Smith

**Subject:**

Land Charges Fees

**Decision:**

Official Fees – CON290 Search fees and Schedule of Charges under Environmental Information Regulations 2004

**Details and Reasoning:**

The purpose of this report is to provide detailed figures in respect of the CON290 fees (please see attached CON290 official fees list – Appendix 1). There are no significant changes to the fees except that Q 6,12 and 18 will now attract a fee of £18.00 each (inc of VAT) whereas previously these questions were attributed as part of a bundle of questions.

Significant parts of information under the CON29 is available for free by way of inspection or accessing public registers. However, there are some aspects of information which are currently unavailable for public inspection/public register and therefore there is a small nominal fee payable. This will only include any direct costs. No indirect costs will be added to this.

**Wider Implications  
(including Financial, Legal,  
Equality and Risk):**

Legal - CON290 is a set of further optional enquiries which are not necessarily made when buying a property but can be included by request. The fees for local authority searches and associated searches are reviewed regularly and should be set on a cost recovery basis as required under the Local Authorities (England) (Charges for Property Searches) Regulations 2008. In respect of official searches this can include direct and indirect costs. Following a cost review, it has been determined that the cost of some of the optional questions should be increased. VAT is charged on the fees.

A CON29 search can be carried out by a personal search company for free by way of inspection or accessing the information on the Council's website. However, if the Council is to charge for any information which is currently unavailable for free by way of public inspection, then a charge can be made but it has to comply with Regulation 8 of the Environmental Information Regulations (EIR) and has to be published in advance. There may be times when a personal search company will request answers to individual questions as an alternative to accessing/inspecting the information themselves under EIR. In those circumstances, a small charge will be made (Please see Schedule of Charges – Appendix 2)


Financial – Although the change in fees should bring in more income, the increase will not be significant because only charges against some questions have increased and the volumes involved are relatively low.

Report attached?  
Exempt from publication?  
If exempt, give reason(s):


No

No


Signed:

  
Date: 20/3/19

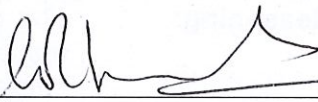
Financial  
Management

  
Date: 20/3/19

Legal  
Services

  
Date: 20/3/19

SMT Member

  
Date: 20/3/19

Portfolio  
Holder/  
Chairman

Publication Date (DST use):

Decision template revised June 2013

**THIS DECISION WILL COME INTO FORCE AND MAY BE IMPLEMENTED FIVE  
WORKING DAYS AFTER ITS PUBLICATION DATE, SUBJECT TO BEING  
CALLED IN IN ACCORDANCE WITH THE COUNCIL'S CONSTITUTION**

# APPENDIX 1



## CON290 PRICE LIST - FEES FROM 1<sup>st</sup> April 2019

Enquiry	Cost (inc of VAT)
Q 4 - Road Proposals by Private Bodies	£18.60
Q5 - Advertisements	£18.00
Q6 - Completion Notices	£18.00
Q7 - Parks and Countryside	£18.00
Q8 - Pipelines	£18.00
Q9 - Houses in Multiple Occupation	£18.00
Q10 - Noise Abatement	£18.00
Q11 - Urban Development Areas	£18.00
Q12 - Enterprise Zones	£18.00
Q13 - Inner Urban Improvement Areas	£18.00
Q14- Simplified Planning Zones	£18.00
Q15 - Land Maintenance Notices	£18.00
Q16- Mineral Consultation Areas	£18.00
Q17 - Hazardous Substances Consents	£18.00
Q18 - Environmental and Pollution Notices	£18.00
Q19 - Food Safety Notices	£18.00
Q20 - Hedgerow Notices	£18.00
Q21- Flood Defence and Land Drainage Consents	£18.60
Q22 - Common Land and Town or Village Green	£18.60

CON290 – Questions 4,21 and 22 – £15.50 + VAT = £18.60 – The total costs for questions irrespective of how many are asked.





## APPENDIX 2



### CON29 INDIVIDUAL ENQUIRIES

#### PRICE LIST – UNREFINED DATA – EIR

Question	Price	VAT	Total Price
PLANNING AND BUILDING CONTROL			
1.1a-f – Planning Decisions	£1.10 each	0.22p = £1.32	£7.92
1.1 g-l – Building Regulations	£1.10 each	0.22p = £1.32	£7.92
PLANNING DESIGNATIONS & PROPOSALS			
1.2 Planning Designations and Proposals	£1.34	0.26p	£1.60
ROADWAYS, FOOTWAYS & FOOTPATHS			
2.1 a –d - Roads	Please contact Lancashire County Council <a href="mailto:highways@lancashirecounty.council.gov.uk">highways@lancashirecounty.council.gov.uk</a>		
2.2 – 2.5 Public rights of Way	Please contact Lancashire County Council <a href="mailto:highways@lancashirecountycouncil.gov.uk">highways@lancashirecountycouncil.gov.uk</a> .		
OTHER MATTERS			
Q3.1 – Land Required for public purpose	£1.45	0.29p	£2.03
Q 3.2, 3.3, 3.4, 3.5 and 3.6	Please contact Lancashire County Council <a href="mailto:highways@lancashirecountycouncil.gov.uk">highways@lancashirecountycouncil.gov.uk</a> .		
<b>3.7 – Outstanding Notices</b>			
a) Building works	£1.03	0.20p	£1.23
b) Environment	£1.22	0.24p	£1.46
c) Health & Safety	£1.22	0.24p	£1.46
d) Housing	£1.22	0.24p	£1.46
e) Highways	Please contact Lancashire County Council <a href="mailto:highways@lancashirecountycouncil.gov.uk">highways@lancashirecountycouncil.gov.uk</a> .		
f) Public Health	£1.22	0.24p	£1.46
g) Flood and Coastal erosion risk management	Please contact Lancashire County Council		
<b>3.8 Contravention of building regulations</b>	£1.28	£0.26p	£1.54
<b>3.9 Notices, orders, directions and proceedings under planning acts</b>			

(a-d)	£1.24 each	£0.25=£1.00	£5.96
(e-n)	£1.03 each	£0.20 = £2.00	£12.30
<b>3.10 Community Infrastructure Levy (CIL) (a)</b>	£1.37 each	£0.27p	£1.54
(b-h)	£1.37 each	£0.27=£1.89	£11.48
<b>3.11 Conservation Area (a-b)</b>	£1.06 each	£0.21 = £0.42p	£2.54
<b>3.12 Compulsory Purchase</b>	£1.61	£0.32p	£1.93
<b>3.13 Contaminated Land (a-bi and ii) (c)</b>	£1.22 each £1.59	£0.24=£0.72 0.32	£4.38 £1.91
<b>3.14 Radon Gas</b>	£1.38	£0.28	£1.66
<b>3.15 Assets of community value (a-b)</b>	£1.37 each	0.27 = 0.54	£3.28

**\*\* Please note** that the responses to be provided are not official responses but only an enhanced service. You could if you wish find the information yourself for free (for some parts of the CON29).