

**BRAINTREE DISTRICT COUNCIL
CHARGES FOR PROPERTY SEARCHES 2011/12**

LLC1 Form

The LLC1 form is a requisition for an Official Certificate of Search of the Local Land Charges Register. This requests information from the Register about all local land charges registered against a property in the Braintree district.

CON29 Form

This is a list of standard enquiries to a local authority which have been agreed by the Law Society and the Local Government Associations.

List of Charges for 2011/12

Full Searches:

Full Search	£100.00 (inclusive of £26.30 fee payable to ECC) <u>PLEASE INCLUDE YOUR EMAIL ADDRESS ON THE LLC1 FORM IF YOU REQUIRE ELECTRONIC RETURN.</u>
CON29O	£15.00 per Question
Extra Parcels	£15.00
LLC1	£16.00 (Optional request for email return) ALL PRICES ARE EXCLUSIVE OF VAT.

Personal Searches:

Personal Search F.O.C (Viewing only screen of Land Charges Register) via an appointment booking on 01376 – 557789.

NB:- THE ACCURACY OF A PERSONAL SEARCH DEPENDS ON THE ABILITY AND DILIGENCE OF THE SEARCHER. IT IS NOT GUARANTEED BY THE LOCAL AUTHORITY.

CON29R £19.30 (See individual question price list)

Refined Search Service - £22.00 plus £2.00 photo – copy fee to collect paper search or request email return at a cost of £22.00.

ALL PRICES ARE EXCLUSIVE OF VAT.

Enquiries by individuals or search companies in respect of Highway questions must be made direct to Mouchel who are the agents for the Highway Authority - Essex CC. All fees must be paid direct to Mouchel. Their address is Victoria House, 101-105 Victoria Road, Chelmsford, Essex CM1 1JR.

Tel: 01245 247000 Fax: 01245 247001.

The current fee is **£26.30**

A full list of the fees for individual questions within a CON 29R part 1 enquiry is given below.

Question Ref.	Definition	Charge
1.	Planning and Building Regulations	
1.1	Planning & 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	
(a)	A planning permission;	Free of charge
(b)	A listed building consent	Free of charge
(c)	A conservation area consent	Free of charge
(d)	A certificate of Lawfulness of existing use or development	Free of charge
(e)	A certificate of lawfulness of proposed use or development	Free of charge
(f)	Building Regulation Decisions	£0.60
(g)	Building Regulation completion certificate	£0.60
(h)	Any Building Regulations certificate or notice issued in respect of work carried out under a competent person self- certification scheme.	£0.60
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 (Local Plans etc.)	Free of charge
2	Roads Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:	Mouchel
(a)	Highways maintainable at public expense; (register of adopted highways)	Free of charge
(b)	Subject to adoption and supported by a bond or bond waiver (potentially depending upon power used)	Mouchel
(c)	To be made up by a local authority who will reclaim the cost from the frontages or	Mouchel

(d)	To be adopted by a local authority without reclaiming the cost from the frontages	Mouchel
3.1	Other Matters	
3.1	Land Required for Public Purposes Is the property included in land required for public purposes (prior to publication of scheme)	£0.60
3.2	Land to be acquired for Road Works Is the property included in land to be acquired for road works (as above)	Mouchel
3.3	Drainage Agreements and Consents Do either of the following exist in relation to the property:	
(a)	An agreement to drain buildings in combination into an existing sewer by means of a private sewer or	Anglian Water
(b)	An agreement or consent for (i) a building, or (ii) extension to a building on a property to be built over, or in the vicinity of a drain, sewer or disposal main.	Anglian Water
3.4	Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following -:	Mouchel
(a)	the centre line of a new trunk road or special road specified in any order, draft order or scheme;	Mouchel
(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;	Mouchel
(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;	Mouchel
(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	Mouchel

	or more additional traffic lanes;	
(e)	the centre line of the proposed route of a new road under proposals published for public consultation; or	Mouchel
(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?	Mouchel
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)	£0.60
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-	Mouchel
(a)	permanent stopping up or diversion;	Mouchel
(b)	waiting or loading restrictions	Mouchel
(c)	one way driving	Mouchel
(d)	prohibition of driving;	Mouchel
(e)	pedestrianisation;	Mouchel
(f)	vehicle width or weight restriction	Mouchel
(g)	traffic calming works including road humps	Mouchel
(h)	residents parking controls	Mouchel
(i)	minor road widening or improvement;	Mouchel
(j)	pedestrian crossings	Mouchel
(k)	Cycle racks	Mouchel
(l)	bridge building	Mouchel

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:-	
(a)	Building works	£0.60
(b)	Environment	£0.60
(c)	Health and Safety	£0.60
(d)	Housing	£0.60
(e)	Highways	Mouchel
(f)	Public Health	£0.60
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?	£0.60
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 issue, serve, make or commence any of the following:-	
(a)	An enforcement notice;	£0.60
(b)	A Stop Notice	£0.60
(c)	A listed building enforcement notice;	£0.60
(d)	A breach of condition notice;	£0.60
(e)	A planning contravention notice;	£0.60
(f)	Another notice relating to breach of planning control;	£0.60
(g)	A listed building repairs notice	£0.60
(h)	In the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation	£0.60
(i)	A building preservation notice	£0.60

(j)	A direction restricting permitted development	£0.60
(k)	An order revoking or modifying planning permission	£0.60
(l)	An order requiring discontinuance of use or alteration or removal of building works	£0.60
(m)	A tree preservation order	£1.40
(n)	Proceedings to enforce a planning agreement or planning contribution	£0.60
3.10	Conservation Area Do the following apply in relation to the property?	
(a)	The making of the area a Conservation Area before 31 August 1974	Free of charge
(b)	An unimplemented resolution to designate the area a Conservation Area?	£1.00
3.11	Compulsory Purchase	
(a)	Has any enforceable order or decision been made to compulsorily purchase or acquire the property?	£1.30
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):-	
(a)	A contaminated land notice;	Free of charge
(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;	(b) (i) £0.60 (b) (ii) Free of charge
(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?	£0.60
3.13	Radon Gas	
	(a) Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?	Free of charge

Chris Fleetham
Corporate Director and Section 151 Officer
1st April 2011