

# Property Fees and charges 2023/24



The tables below show the Council’s surveyors and legal fees and charges in relation to land and property transactions, including filming on Council Land.

**Table 1** Surveyors Fees – Residential (HRA)

**Table 2** Surveyors Fees – Commercial

**Table 3** Filming Fees on Council Land

**Table 4** Legal Fees

All fees are non-refundable, whether matters proceed to completion, or not.  
Applicants will also be responsible for the Council’s legal fees, disbursements, and costs.

All costs quoted below are exclusive of VAT.  
VAT will be charged at the relevant rate on fees marked ^  
VAT will also be charged if the subject property is opted to tax.

## Table 1: Surveyors Fees – Residential (HRA and General Fund)

<b>Ex-Council Properties Covenant Consents</b>	
<i>MKCC may charge a higher fee for development or more complex consents</i>	
Covenant consent	Minimum £260
Retrospective Covenant Consent	Minimum £300
<b>Residential Leasehold Extension/ Shared Ownership Leasehold Extension</b>	
Admin fee	£175
Shared Ownership Valuation fee	£750 ^
Non-statutory leasehold extension Valuation fee	£650 ^
Statutory leasehold extension (Section 42 Notice) Valuation Fee	£750 ^
<b>Vehicle access licence</b>	
Admin fee	£175
Licence fee	£320 + disbursements
<b>Garden Licence</b>	
Admin fee	£175
Licence fee	Various
<b>Land enquiries/sales</b>	
<i>The consideration payable will be based on a valuation</i>	
Title investigations	£175 ^
Land Sales	On an hourly basis as per rates in table 2
Valuation fee	At cost of provision plus 3% ^

**Table 2: Surveyors Fees – Commercial**

<b>Tenant Licences</b>	
Licence to assign	£1,000
Licence to underlet	£1,000
Licence for alterations	£1,000
Lease surrender	£1,500
Deed of variation	£1,500
<b>New leases and lease renewals</b>	
New lease or renewal (Charities/Parish Councils)	Nil
New lease or renewal (SMEs)	£850
New lease or renewal (non-SMEs)	£2,000
<b>Other fixed fees</b>	
Wayleaves and Easements	£1,500
“Top up” on external fees	3%
Copy documentation	£100 ^
<b>All other fees charged on an hourly basis as below</b>	
Senior Rate	£100 per hour ^
Surveyor	£80 per hour ^
Assistant Surveyor	£60 per hour ^
Technician	£45 per hour ^

**Table 3: Filming fees on Council Land**

These charges may vary depending on the nature and scale of the shoot

<b>Commercial production</b>	
Admin Fee	£175 ^
Filming fee (full day)	£600 ^
Filming fee (half day)	£325 ^
<b>Non-commercial production</b>	
Admin fee	£87.50 ^
Filming fee (full day)	£300 ^
Filming fee (half day)	£175 ^
<i>Some filming activities that are deemed to have significant cultural and community benefit may be eligible for a discretionary discount of up to 25% of the filming fee. Productions which are part of school/college projects can apply for a 100% discount on the filming fee</i>	
<b>All productions</b>	
Traffic management / Parking provisions / Refuse collection and street cleaning / Removal of street furniture and signs	At cost of provision plus 10% admin fee ^
Additional officer time for complex, extensive or sensitive productions	£60 per hour ^
Late application – less than 7 days’ notice	25% surcharge ^

## Table 4: Legal Fees

All parties who propose to enter into legal transactions with the Council should be aware of their liability for legal fees. Where a party is legally represented, a solicitor's Undertaking may be required for the costs and where a party is unrepresented then they may be required to pay monies on account. Fees are non-refundable in the event that the transaction does not proceed to completion.

Type of Work	Charge (Not subject to VAT)
Lease (Including renewals and academy leases and sub leases)	£1,090
Lease with Agreement for Lease	£1,250
Leasehold Extension	£817.50
Tenancy Agreement (garages)	£381.50
Tenancy at Will	£381.50
Licence (to occupy, to underlet, minor alterations)	£654.00
Licence to alter (major works)	£750.00
Licences to Assign (with Rent Deposit or AGA)	£654.00
Licences to Assign (with both Rent Deposit and AGA)	£763.00
Notices (e.g. assignment/mortgage/consents)	£100.00
Sales of Land (simple) / CAT	£545.00
Sales of Land (complex)	To be agreed in advance
Purchases of land	To be agreed in advance
Acquisitions of land pursuant to S106	To be agreed in advance
Surrenders/Deeds of Release	£545.00
Deeds of Variation	£817.50
Leasehold enquiries	£87.20
Freehold Reversions	£545.00
Deeds/Letters of Postponement	£109.00
Easements and Wayleaves	£817.50
Easement with Agreement for Easement	£1,000
Low-Cost Housing (deed of covenant/letter of compatibility)	£381.50
RTB engrossment fee	£75.00
Deferred Payment Agreement and Charge	£297.00
Report on title (1 title)	To be agreed in advance
Report on title (more than 1 title)	To be agreed in advance
Any other non-standard case as considered appropriate and approved by the Principal Lawyer or Head of Legal	To be agreed in advance