

Climate Change, Planning & Housing Portfolio

Land Charges

All proposed fees are rounded; to the nearest 10p for fees under £100, to the nearest £1 for fees between £100 and £500 and to the nearest £5 for fees over £500

CON 29R Question Number	Question Description	2020/21 Fee		Proposed 2021/22 Fee		(Note all data also available as part of a CON 29R Compiled Search (see fee list)	% Increase Question Charge (Domestic) Including VAT	% Increase Question Charge (Commercial) Including VAT
		Question Charge (Domestic) Including VAT as at 1 April 2021 £	Question Charge (Commercial) Including VAT as at 1 April 2020 £	Question Charge (Domestic) Including VAT from 1 April 2021 £	Question Charge (Commercial) Including VAT from 1 April 2021 £			
1. PLANNING AND BUILDING REGULATIONS								
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:-								
1.1.(a)	a planning permission;	15.50	16.70	15.70	17.00		1.29%	1.80%
1.1.(b)	a listed building consent;	4.50	5.10	4.60	5.20		2.22%	1.96%
1.1.(c)	a conservation area consent;	2.70	3.30	2.70	3.30		0.00%	0.00%
1.1.(d)	a certificate of lawfulness of existing use or development;	2.70	3.30	2.70	3.30		0.00%	0.00%
1.1.(e)	a certificate of lawfulness of proposed use or development;	2.70	3.30	2.70	3.30		0.00%	0.00%
1.1.(f)	a certificate of lawfulness of proposed works for listed buildings	1.20	1.20	1.20	1.20		0.00%	0.00%
1.1.(g)	a heritage partnership agreement	1.20	1.20	1.20	1.20		0.00%	0.00%
1.1.(h)	a listed building consent order	1.20	1.20	1.20	1.20		0.00%	0.00%
1.1.(i)	a local listed building consent order	1.20	1.20	1.20	1.20		0.00%	0.00%
1.1.(j)	building regulations approval	1.20	1.20	1.20	1.20		0.00%	0.00%
1.1.(k)	a building regulation completion certificate and	1.20	1.20	1.20	1.20		0.00%	0.00%
1.1.(l)	any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?	1.20	1.20	1.20	1.20		0.00%	0.00%
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?	4.50	5.10	4.60	5.20		2.22%	1.96%
2.1 Roadways, footways and footpaths								
Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:-								
(a)	highways maintainable at public expense;	4.50	5.10	4.60	5.20		2.22%	1.96%
(b)	subject to adoption and supported by a bond or bond waiver;	4.50	5.10	4.60	5.20		2.22%	1.96%
(c)	to be made up by a local authority who will reclaim the cost from the frontagers; or	4.50	5.10	4.60	5.20	Non Statutory Register. No unrefined data.	2.22%	1.96%
(d)	to be adopted by a local authority without reclaiming the cost from the frontagers?	4.50	5.10	4.60	5.20		2.22%	1.96%
Public rights of way								
2.2	Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?	4.50	4.50	4.60	4.60		2.22%	2.22%
2.3	Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?	4.50	4.50	4.60	4.60		2.22%	2.22%
2.4	Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?	4.50	4.50	4.60	4.60		2.22%	2.22%
2.5	If so, please attach a plan showing the approximate route.	0.00	0.00	0.00	0.00		-	-
OTHER MATTERS								
3.1 Land required for Public Purposes	Is the property included in land required for public purposes?	1.20	1.20	1.20	1.20	Non Statutory Register. No unrefined data.	0.00%	0.00%
3.2 Land to be acquired for Road Works	Is the property included in land to be acquired for road works?	1.80	1.80	1.80	1.80	Non Statutory Register. No unrefined data	0.00%	0.00%
3.3a	Is the property served by a sustainable urban drainage system?	1.20	1.20	1.20	1.20		0.00%	0.00%
3.3b	Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?	1.20	1.20	1.20	1.20		0.00%	0.00%
3.3c	If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?	1.20	1.20	1.20	1.20		0.00%	0.00%
3.4 Nearby Road Schemes								
Is the property (or will it be) within 200 metres of any of the following:-								
3.4.(a)	the centre line of a new trunk road or special road specified in any order, draft order or scheme;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.4.(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;	1.80	1.80	1.80	1.80	Non Statutory Register. No unrefined data.	0.00%	0.00%
3.4.(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;	3.30	3.90	3.30	4.00		0.00%	2.56%
3.4.(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;	3.30	3.90	3.30	4.00		0.00%	2.56%
3.4.(e)	the centre line of the proposed route of a new road under proposals published for public consultation; or	3.30	3.90	3.30	4.00		0.00%	2.56%
3.4.(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?	3.30	3.90	3.30	4.00		0.00%	2.56%
3.5 Nearby Railway Schemes								
(a)	Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?	4.50	5.10	4.60	5.20	Non Statutory Register. No unrefined data.	2.22%	1.96%
(b)	Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?	0.00	0.00	0.00	0.00		0.00%	0.00%

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3.6 Traffic Schemes								
Has the local authority approved but not yet implemented any of the following for the roads, footways and footpaths (named in Box B) which about the boundaries of the property:-								
3.6.(a)	permanent stopping up or diversion;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(b)	waiting or loading restrictions;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(c)	one way driving;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(d)	prohibition of driving;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(e)	pedestrianisation;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(f)	vehicle width or weight restriction;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(g)	traffic calming works including road humps;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(h)	residents parking controls;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(i)	minor road widening or improvement;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(j)	pedestrian crossings;	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(k)	cycle tracks; or	1.80	1.80	1.80	1.80		0.00%	0.00%
3.6.(l)	bridge building?	1.80	1.80	1.80	1.80		0.00%	0.00%
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:-								
3.7.(a)	building works;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.7.(b)	environment;	4.50	5.10	4.60	5.20		2.22%	1.96%
3.7.(c)	health and safety;	4.50	5.10	4.60	5.20		2.22%	1.96%
3.7.(d)	housing;	4.50	5.10	4.60	5.20		2.22%	1.96%
3.7.(e)	highways, or	1.80	1.80	1.80	1.80		0.00%	0.00%
3.7.(f)	public health?	4.50	5.10	4.60	5.20		2.22%	1.96%
3.7.(g)	flood and coastal erosion risk management	0.00	0.00	0.00	0.00		0.00%	0.00%
3.8 Contravention of Building Regulations								
Has a local authority in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?								
		1.20	1.20	1.20	1.20	Non Statutory Register. No unrefined data.	0.00%	0.00%
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:-								
3.9.(a)	an enforcement notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(b)	a stop notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(c)	a listed building enforcement notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(d)	a breach of condition notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(e)	a planning contravention notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(f)	another notice relating to breach of planning control;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(g)	a listed building repairs notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(h)	in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(i)	a building preservation notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(j)	a direction restricting permitted development;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(k)	an order revoking or modifying planning permission;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(l)	an order requiring discontinuance of use or alteration or removal of building or works;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(m)	a tree preservation order; or	1.20	1.20	1.20	1.20		0.00%	0.00%
3.9.(n)	proceedings to enforce a planning agreement or planning contribution?	1.20	1.20	1.20	1.20		0.00%	0.00%
3.10 Community Infrastructure Levy (CIL)								
a)	is there a CIL charging schedule?	0.00	0.00	0.00	0.00		-	-
b)	If yes, 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:-	1.20	1.20	1.20	1.20		0.00%	0.00%
(i)	a liability notice?	1.20	1.20	1.20	1.20		0.00%	0.00%
(ii)	a notice of chargeable development?	1.20	1.20	1.20	1.20		0.00%	0.00%
(iii)	a demand notice?	1.20	1.20	1.20	1.20		0.00%	0.00%
(iv)	a default liability notice?	1.20	1.20	1.20	1.20		0.00%	0.00%
(v)	an assumption of liability notice?	1.20	1.20	1.20	1.20		0.00%	0.00%
(vi)	a commencement notice?	1.20	1.20	1.20	1.20		0.00%	0.00%
c)	Has any demand notice been suspended?	1.20	1.20	1.20	1.20		0.00%	0.00%
d)	Has the Local Authority received full or part payment of any CIL liability?	1.20	1.20	1.20	1.20		0.00%	0.00%
e)	Has the Local Authority received any appeal against any of the above?	1.20	1.20	1.20	1.20		0.00%	0.00%
f)	Has a decision been taken to apply for a liability order?	1.20	1.20	1.20	1.20		0.00%	0.00%
g)	Has a liability order been granted?	1.20	1.20	1.20	1.20		0.00%	0.00%
h)	Have any other enforcement measures been taken?	1.20	1.20	1.20	1.20		0.00%	0.00%
3.11 Conservation Area								
Do the following apply in relation to the property:-								
3.11.(a)	the making of the area a Conservation Area before 31 August 1974;	7.80	7.80	7.90	7.90		1.28%	1.28%
3.11.(b)	an unimplemented resolution to designate the area a Conservation Area?	7.80	7.80	7.90	7.90	Non Statutory Register. No unrefined data.	1.28%	1.28%
3.12 Compulsory Purchase Order								
Has any enforceable order or decision been made to compulsory purchase or acquire the property?								
		1.20	1.20	1.20	1.20		0.00%	0.00%

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3.13 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):-								
3.13.(a)	a contaminated land notice;	1.20	1.20	1.20	1.20		0.00%	0.00%
3.13.(b)	in relation to a register maintained under section 78R of the Environmental Protection Act 1990:-							
3.13.(b)(i)	a decision to make an entry; or	1.20	1.20	1.20	1.20	Non Statutory Register. No unrefined data.	0.00%	0.00%
3.13.(b)(ii)	an entry; or	1.20	1.20	1.20	1.20		0.00%	0.00%
3.13.(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?	1.20	1.20	1.20	1.20		0.00%	0.00%
3.14 Radon Gas								
Do records indicate that the property is in a "Radon Affected Area" as identified by the Health Protection Agency?								
The borough of Solihull is not affected by Radon								
3.15 Assets of Community Value								
a)	Has the property been nominated as an asset of community value? If so:-	1.20	1.20	1.20	1.20		0.00%	0.00%
(i)	Is it listed as an asset of community value?	1.20	1.20	1.20	1.20		0.00%	0.00%
(ii)	Was it excluded and placed on the "nominated but not listed" list?	1.20	1.20	1.20	1.20		0.00%	0.00%
(iii)	Has the listing expired?	1.20	1.20	1.20	1.20		0.00%	0.00%
(iv)	Is the Local Authority reviewing or proposing to review the listing?	0.00	0.00	0.00	0.00		-	-
(v)	Are there any subsisting appeals against the listing?	0.00	0.00	0.00	0.00		-	-
(b)	If the property is listed:						-	-
(i)	Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?	0.00	0.00	0.00	0.00		-	-
(ii)	Has the Local Authority received a notice of disposal?	0.00	0.00	0.00	0.00		-	-
(iii)	Has any community interest group requested to be treated as a bidder?	0.00	0.00	0.00	0.00		-	-
LLC (Local Land Charges)		24.70	24.70	25.10	25.10		1.62%	1.62%
CON29 Only		203.00	215.00	204.80	217.30		0.89%	1.07%
Total cost for CON 29R Compiled		227.70	239.70	229.90	242.40		0.97%	1.13%
Total cost for Compiled Full Search		227.70	239.70	229.90	242.40		0.97%	1.13%
LLC1 Additional Parcel		2.20	2.20	2.20	2.20		0.00%	0.00%
CON29 Additional Parcel		27.60	34.10	28.00	34.60		1.45%	1.47%
Total Additional Parcel Fee		29.80	36.30	30.20	36.80		1.34%	1.38%

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Q4	Road proposals by private bodies	21.20	21.20	21.50	21.50	1.42%	1.42%
Q5	Advertisements	21.20	21.20	21.50	21.50	1.42%	1.42%
Q6	Completion Notices	21.20	21.20	21.50	21.50	1.42%	1.42%
Q7	Parks and Countryside	21.20	21.20	21.50	21.50	1.42%	1.42%
Q8	Pipelines	21.20	21.20	21.50	21.50	1.42%	1.42%
Q9	Houses in multiple occupation	21.20	21.20	21.50	21.50	1.42%	1.42%
Q10	Noise Abatement	21.20	21.20	21.50	21.50	1.42%	1.42%
Q11	Urban Development Areas	21.20	21.20	21.50	21.50	1.42%	1.42%
Q12	Enterprise Zones, Local Development Orders & BIDS	21.20	21.20	21.50	21.50	1.42%	1.42%
Q13	Inner Urban Improvement Areas	21.20	21.20	21.50	21.50	1.42%	1.42%
Q14	Simplified Planning Zones	21.20	21.20	21.50	21.50	1.42%	1.42%
Q15	Land Maintenance Notices	21.20	21.20	21.50	21.50	1.42%	1.42%
Q16	Mineral Consultation Areas	21.20	21.20	21.50	21.50	1.42%	1.42%
Q17	Hazardous Substance Consents	21.20	21.20	21.50	21.50	1.42%	1.42%
Q18	Environmental and Pollution Notices	21.20	21.20	21.50	21.50	1.42%	1.42%
Q19	Food Safety Notices	21.20	21.20	21.50	21.50	1.42%	1.42%
Q20	Hedgerow Notices	21.20	21.20	21.50	21.50	1.42%	1.42%
Q21	Flood Defence and Land Drainage Consents	21.20	21.20	21.50	21.50	1.42%	1.42%
Q22	Common Land, Town & Village Greens	21.20	21.20	21.50	21.50	1.42%	1.42%
	Additional Question	26.30	26.30	26.70	26.70	1.52%	1.52%