



Subject:	Changes to Council Property Certificate fees
Date:	21 st January, 2020
Reporting Officer:	Aidan Thatcher, Director of Planning & Building Control
Contact Officer:	Ian Harper, Building Control Manager

Restricted Reports	
Is this report restricted?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, when will the report become unrestricted?	
After Committee Decision	<input type="checkbox"/>
After Council Decision	<input type="checkbox"/>
Some time in the future	<input type="checkbox"/>
Never	<input type="checkbox"/>

Call-in	
Is the decision eligible for Call-in?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

1.0	Purpose of Report or Summary of main Issues
	To report on the review of the Council Property Certificate (CPC) and outline the changes to the fees charged
2.0	Recommendations
2.1	The Committee is asked to note the contents of the report and the increase in fees from 1 st April 2020.
3.0	Main report
3.1	A report was presented to committee on 13 th June 2019 regarding an increase to the fees for the Regional Property Certificates, which are administered within the Planning Service.

	Members also agreed to a review of the CPC taking place. The 11 councils have carried out a review, and consulted with the Law Society.															
3.2	The CPC service assists in the conveyancing process, providing information from internal council services in response to an application from a solicitor. In 2018-2019 this generated £395k for Belfast City Council.															
3.3	The current £60 fee was introduced on 1 st January 2004 and there have been no reviews or price increases since. The increases to fees are set out below and include both a rise to reflect the lack of increases since 2004, and also to account for future inflationary costs. They will be further reviewed in four years time.															
3.4	<p>Standard charges</p> <table border="1"> <thead> <tr> <th></th> <th>Current fee</th> <th>Revised fee</th> </tr> </thead> <tbody> <tr> <td>a) Standard 10 year search</td> <td>£60</td> <td>£70</td> </tr> <tr> <td>b) Search back to 1973</td> <td>£85</td> <td>£95</td> </tr> <tr> <td>c) Specified 10 year search</td> <td>£60</td> <td>£70</td> </tr> <tr> <td>d) Follow-up 10 year search</td> <td>£25</td> <td>£30</td> </tr> </tbody> </table>		Current fee	Revised fee	a) Standard 10 year search	£60	£70	b) Search back to 1973	£85	£95	c) Specified 10 year search	£60	£70	d) Follow-up 10 year search	£25	£30
	Current fee	Revised fee														
a) Standard 10 year search	£60	£70														
b) Search back to 1973	£85	£95														
c) Specified 10 year search	£60	£70														
d) Follow-up 10 year search	£25	£30														
3.5	The fee increases have been agreed through SOLACE and with the Law Society and will take effect from the 1 st April 2020.															
3.6	<p><u>Financial & Resource Implications</u></p> <p>Other than the increase in fee income, there are no Financial, Human Resources, Assets and other implications in this report</p>															
3.7	<p><u>Equality or Good Relations Implications/Rural Needs Assessment</u></p> <p>There are no Equality implications.</p>															
4.0	Appendices															
	None															