**INSERT FOR HANDBOOK – Effective 07 June 2021**

**Current Viewing Fees and Building Levies**

**Latest Amendment to Section 15 of Members Handbook**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Category** | **MP58**  **Viewing Fee**  **£** | | **MP58**  **Building Levy**  **£** | **Amount Refundable upon Satisfactory Completion of Works (Note 7)**  **£** | | **Additional Fees during Works (Note 6)**  **£** |
|  |  | |  |  | |  |
| **Pre-Planning Applications** | **125** | | **Not applicable** | **Not**  **applicable** | | **Not**  **applicable** |
|  |  | |  |  | |  |
| **Small Works (Note 1)** | **200** | | **1,500** | **1,000** | | **150 per callout & inspection** |
|  | | | | | | |
| **Extensions & Partial Demolitions (Note 2)** | **250** | | **4,000** | **1,500** | | **150 per callout & inspection** |
|  | | | | | | |
| **Major Demolitions and Rebuilds (Note 3)** | **400** | | **10,000** | **3,000** | | **150 per callout & inspection** |
|  | | | | | | |
| **Developments including a Basement of up to 50m2 (Note 4)** | **500** | | **13,500** | **3,500** | | **150 per callout & inspection** |
|  | | | | | | |
| **Development of Basement over 50m2**  **for each additional 10m2**  **of floor created.** | |  | **2,000** | | **NIL** |  |
|  | | | | | | |
| **Developments outside the standard categories**  **(Note 5)** | **To be advised per Individual Case** | | **To be Advised** | **To be Advised per Individual Case** | | **120 per hour**  **For Planning Consultant** |

**Note 1 – Small Works** – for example; driveway modifications, installation of roof windows, solar panels, air conditioning and porches/conservatories. It should be noted that such small works may be subject to formal planning approval by Three Rivers District Council. Where Planning approval is required, a minimum viewing fee of £**250** will be payable.

**Note 2 – Extensions and Partial Demolitions** – these include the majority of applications on the Estate which may involve either excavating and extending the existing footprint by up to **20%** and/or the removal of or alterations up to **20%** of the existing buildings.

**Note 3 – Major Demolitions/Rebuilds** – these developments involve the removal of a significant amount of building rubble with the associated heavy vehicle traffic shortening the life of the Estate roads.

**Note 4 – Developments including Basements** – these developments involve the removal of large amounts of excavated spoil, causing the highest level of heavy traffic movement which contributes to the greatest amount of additional damage to the roads and verges on the Estate. The larger the Basement, the greater the road damage.

**Note 5 – Developments outside Standard Categories** – these are developments that occur from time to time that do not fit into the norms for particular categories through generating an unusual level of heavy vehicle traffic, or sit in a grey area between categories. For these developments, the Company reserves the right to apply a commensurate building levy.

**Note 6 – Additional Fees during Works** – these relate to breaches of the terms of consent including working beyond the designated working hours (**week days 8.00am to 5.30 pm., Saturdays 9.00am to 1.00pm**), depositing materials on the verge or road without prior permission and excess parking of contractor vehicles. Full details of the basis for Additional Fees will be set out in the formal consent letter issued by the Company.

**Note 7 – Amount Refundable on Certified Completion of the Works** – No amounts will be refundable if the works have not been concluded within a period of **30** months from commencement of the Works.