

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 9) £ | Additional Fees during Works (Note 8) £ |
|---|--|--------------------------------|---|---|
| Pre-Planning Applications | Initial fee £200 | Not applicable | Not applicable | Not applicable |
| Small Works (Note 1) | 320 | 2,300 | 1,400 | 200 per callout & Inspection |
| Extensions & Partial Demolitions (Note 2) | 390 | 6,200 | 2,300 | 200 per callout & inspection |
| Major Demolitions and Rebuilds (Note 3) | 580 | 15,000 | 4,600 | 200 per callout & inspection |
| Developments including Basements and Lower Ground Floors of up to 50m² (Note 4) | 800 | 20,500 | 5,200 | 200 per callout & inspection |
| Development of Basement or Lower Ground Floor over 50m² for each additional 10m² of floor created. | | 2,900 | NIL | |
| Developments outside the standard categories (Note 5) | To be advised per Individual Case | To be Advised | To be Advised per Individual Case | 200 per hour For Planning Consultant |
| Building Works beyond 24 months (Note 6) | | 70% of Current Levy Fee | No Refundable Element | 200 per callout & inspection |

Note 1 – Small Works – for example: - driveway modifications, installation of 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 £320 will be payable.

Note 2 – Extensions and Partial Demolitions – these include the majority of applications on the Estate, which may involve either minimal excavating and extending the existing building footprint by up to 15% and/or the removal of or alterations up to 15% of the existing buildings.

Note 3 – Major Demolitions/Rebuilds – these developments involve the removal of a significant amount of the building, utilising associated heavy vehicle traffic bringing about significant wear and tear to Estate roads.

Note 4 – Major Works and Rebuilding including Basements and all Structures below Ground Level– these developments, including basement construction, involve the removal of large amounts of excavated spoil, causing the highest level of heavy vehicle traffic movement (contributing to the greatest amount of damage to the Estate roads and verges).

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

Note 6 – Developments over 24 Months – An additional Building Levy Fee will be payable on any developments that take more than 24 months to complete. The fee will be 70% of the current applicable Building Levy Fee not including any lower ground floor/basement surcharge. The additional Building Levy Fee(s) will not include a refundable element. Additional Building Levy Fees payable every 24 months until building works are completed.

Note 7 – Retrospective Applications and Applications to Vary Conditions – to be charged in accordance with Note 3 or 4 above.

Note 8 – Amendments to Planning Application During Consultation Period – A fee of 50% of the original Viewing Fee may be invoiced if amended drawings/description are uploaded onto the planning portal after MP58 has submitted comments. The purpose of this additional fee is to cover the cost incurred by MP58 and its Planning Consultant to review amendments and determine if further/revised comments are needed.

Note 9 – Additional Administration Fees during Works – these relate to breaches of the terms of consent including working beyond the designated working hours (**weekdays 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 10 – Amount Refundable on Certified Completion of the Works – No amounts will be refundable if the works have not been concluded within the period of 24 months from commencement of the Works and carried out wholly in accordance with approved plans and conditions.