

Record of operational decision

Decision title:	Fee increase for Local Land Charge Searches 2026																																																
Date of decision:	5 February 2026																																																
Decision maker:	Roger Allonby – Service Director, Economy and Growth																																																
Authority for delegated decision:	In accordance with the Herefordshire Council’s scheme of delegation https://councillors.herefordshire.gov.uk/documents/s50130702/Economy%20and%20Environment%20Scheme%20of%20Delegation.pdf																																																
Ward:	Countywide																																																
Consultation:	Finance Department																																																
Decision made:	<p>To set new Local Land Charges search fees as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">LLC1</td> <td style="text-align: right;">£ 43.50</td> </tr> <tr> <td>Con29R enquiries</td> <td style="text-align: right;">£ 140.50</td> </tr> <tr> <td>FULL SEARCH (LLC1 and Con29R submitted together)</td> <td style="text-align: right;">£ 184.00</td> </tr> <tr> <td>Each additional parcel of land (LLC1)</td> <td style="text-align: right;">£ 1.00</td> </tr> <tr> <td>Each additional parcel of land (Con29R)</td> <td style="text-align: right;">£ 45.60</td> </tr> <tr> <td>Total parcel fee (LLC1 and Con29R combined)</td> <td style="text-align: right;">£ 46.60</td> </tr> <tr> <td colspan="2">Individual Con.29R</td> </tr> <tr> <td>1.1 (a-i) Planning</td> <td style="text-align: right;">£ 15.60</td> </tr> <tr> <td>1.1 (j-l) Building Control</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>1.2 Planning Designations and proposals</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>2 Roads and Public Rights of Way</td> <td style="text-align: right;">£ 21.90</td> </tr> <tr> <td>3.1 Land Required for public purposes</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>3.2 Land to be acquired for road works</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>3.3 Drainage matters</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>3.4 Nearby road schemes</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>3.5 Nearby railway schemes</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>3.6 Traffic schemes</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>3.7 Outstanding Notices</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>3.8 Contravention of building regulations</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>3.9 Notices, orders directions and proceedings under Planning Acts</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>3.10 Community infrastructure levy (CIL)</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>3.11 Conservation Area</td> <td style="text-align: right;">£ 6.30</td> </tr> <tr> <td>3.12 Compulsory Purchase</td> <td style="text-align: right;">£ 9.60</td> </tr> <tr> <td>3.13 Contaminated Land</td> <td style="text-align: right;">£ 6.30</td> </tr> </table>	LLC1	£ 43.50	Con29R enquiries	£ 140.50	FULL SEARCH (LLC1 and Con29R submitted together)	£ 184.00	Each additional parcel of land (LLC1)	£ 1.00	Each additional parcel of land (Con29R)	£ 45.60	Total parcel fee (LLC1 and Con29R combined)	£ 46.60	Individual Con.29R		1.1 (a-i) Planning	£ 15.60	1.1 (j-l) Building Control	£ 9.60	1.2 Planning Designations and proposals	£ 6.30	2 Roads and Public Rights of Way	£ 21.90	3.1 Land Required for public purposes	£ 6.30	3.2 Land to be acquired for road works	£ 9.60	3.3 Drainage matters	£ 6.30	3.4 Nearby road schemes	£ 9.60	3.5 Nearby railway schemes	£ 9.60	3.6 Traffic schemes	£ 9.60	3.7 Outstanding Notices	£ 9.60	3.8 Contravention of building regulations	£ 6.30	3.9 Notices, orders directions and proceedings under Planning Acts	£ 6.30	3.10 Community infrastructure levy (CIL)	£ 6.30	3.11 Conservation Area	£ 6.30	3.12 Compulsory Purchase	£ 9.60	3.13 Contaminated Land	£ 6.30
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	<p>3.14 Radon Gas £ 9.60</p> <p>3.15 Assets of Community Value £ 6.30</p> <p>Con29R Total £ 171.00</p> <p>Con.29O</p> <p>4 Road proposals by private bodies £ 6.30</p> <p>5 Advertisements £ 6.30</p> <p>6 Completion Notices £ 6.30</p> <p>7 Parks and Countryside £ 6.30</p> <p>8 Pipelines £ 6.30</p> <p>9 Houses in Multiple Occupation £ 9.60</p> <p>10 Noise Abatement £ 6.30</p> <p>11 Urban Development Areas £ 6.30</p> <p>12 Enterprise Zones, Local Development Orders and BIDS £ 6.30</p> <p>13 Inner urban improvement areas £ 6.30</p> <p>14 Simplified planning zones £ 6.30</p> <p>15 Land maintenance notices £ 6.30</p> <p>16 Mineral consultation and safeguarding areas £ 6.30</p> <p>17 Hazardous substance consents £ 6.30</p> <p>18 Environment and pollution notices £ 9.60</p> <p>19 Food safety notices £ 9.60</p> <p>20 Hedgerow notices £ 6.30</p> <p>21 Flood Defence and Land Drainage consents £ 9.60</p> <p>22 Common Land and Town or Village Greens £ 31.20</p>
Reasons for decision:	<p>The Local Land Charges office is a statutory service responsible for the maintenance of the Local Land Charges Register and the completion of Local Land Charge searches.</p> <p>Local Land Charges are imposed on the owners of land and can be originated by Local Authorities, Highways Agency, Historic England, Water Authorities etc. They affect the current owner and any subsequent owners of the land.</p> <p>Examples of Local Land Charges originated by the LA are conditions imposed in a planning permission, conservation areas, enforcement notices, tree preservation orders and financial charges – e.g. works carried out by the council to make buildings safe.</p> <p>In addition to the registerable charges, the Council also replies to a number of enquiries set out in a form agreed by the Law Society and the Conveyancing fraternity, called the Con29. This will reveal other items of interest to a land purchaser, e.g. adoption of roads, nearby road/traffic schemes, pending planning matters etc.</p> <p>The fees for Local Land Charges are regulated under The Local Authorities (England) (Charges for Property Searches) Regulations 2008. This states that the charges must be assessed on a cost recovery basis and reviewed on a three year cycle.</p> <p>The changes are based on a 5% average increase in fees to reflect the increase in the cost of providing the service. Taken into consideration is the need for charges to remain competitive and fair.</p>

A notable exception is the change in fee to Q21 of the Con29O where a 60% increase reflects our need to consult with another department.

The charges are outlined below:

	Current	Proposed	% Change
LLC1	£ 42.00	£ 43.50	3.6%
Con29R enquiries	£ 136.00	£ 140.50	3.3%
FULL SEARCH (LLC1 and Con29R submitted together)	£ 178.00	£ 184.00	3.4%
Each additional parcel of land (LLC1)	£ 1.00	£ 1.00	0.0%
Each additional parcel of land (Con29R)	£ 44.00	£ 45.60	3.6%
Total parcel fee (LLC1 and Con29R combined)	£ 45.00	£ 46.60	3.6%
Individual Con.29R			
1.1 (a-i) Planning	£ 15.00	£ 15.60	4.0%
1.1 (j-l) Building Control	£ 9.00	£ 9.60	6.7%
1.2 Planning Designations and proposals	£ 6.00	£ 6.30	5.0%
2 Roads and Public Rights of Way	£ 21.00	£ 21.90	4.3%
3.1 Land Required for public purposes	£ 6.00	£ 6.30	5.0%
3.2 Land to be acquired for road works	£ 9.00	£ 9.60	6.7%
3.3 Drainage matters	£ 6.00	£ 6.30	5.0%
3.4 Nearby road schemes	£ 9.00	£ 9.60	6.7%
3.5 Nearby railway schemes	£ 9.00	£ 9.60	6.7%
3.6 Traffic schemes	£ 9.00	£ 9.60	6.7%
3.7 Outstanding Notices	£ 9.00	£ 9.60	6.7%
3.8 Contravention of building regulations	£ 6.00	£ 6.30	5.0%
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3.11 Conservation Area	£ 6.00	£ 6.30	5.0%
3.12 Compulsory Purchase	£ 9.00	£ 9.60	6.7%
3.13 Contaminated Land	£ 6.00	£ 6.30	5.0%
3.14 Radon Gas	£ 9.00	£ 9.60	6.7%
3.15 Assets of Community Value	£ 6.00	£ 6.30	5.0%
Con29R Total	£ 162.00	£ 171.00	5.6%
Con.29O			
4 Road proposals by private bodies	£ 6.00	£ 6.30	5.0%
5 Advertisements	£ 6.00	£ 6.30	5.0%
6 Completion Notices	£ 6.00	£ 6.30	5.0%

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	<p>7 Parks and Countryside £ 6.00 £ 6.30 5.0%</p> <p>8 Pipelines £ 6.00 £ 6.30 5.0%</p> <p>9 Houses in Multiple Occupation £ 9.00 £ 9.60 6.7%</p> <p>10 Noise Abatement £ 6.00 £ 6.30 5.0%</p> <p>11 Urban Development Areas £ 6.00 £ 6.30 5.0%</p> <p>12 Enterprise Zones, Local Development Orders and BIDS £ 6.00 £ 6.30 5.0%</p> <p>13 Inner urban improvement areas £ 6.00 £ 6.30 5.0%</p> <p>14 Simplified planning zones £ 6.00 £ 6.30 5.0%</p> <p>15 Land maintenance notices £ 6.00 £ 6.30 5.0%</p> <p>16 Mineral consultation and safeguarding areas £ 6.00 £ 6.30 5.0%</p> <p>17 Hazardous substance consents £ 6.00 £ 6.30 5.0%</p> <p>18 Environment and pollution notices £ 9.00 £ 9.60 6.7%</p> <p>19 Food safety notices £ 9.00 £ 9.60 6.7%</p> <p>20 Hedgerow notices £ 6.00 £ 6.30 5.0%</p> <p>21 Flood Defence and Land Drainage consents £ 6.00 £ 9.60 60.0%</p> <p>22 Common Land and Town or Village Greens £ 30.00 £ 31.20 4.0%</p> <p>The fees are based on a combined CON29R and LLC1 search (a full search) or can be separated if only one element/question is needed.</p> <p>The fee increase is to come into effect on 1st April 2026.</p>
Equality Considerations	There is nothing contrary to the Equality Act 2010 in making this decision.
Highlight any associated risks/finance/legal/equality considerations:	If the fees are set too high there is a risk of legal challenge. The fees are based on being a full cost recovery service (only) within the public sector. If the fees are too high we risk losing out to competition from 'personal search agents' who are able to inspect the Local Land Charges register free of charge.
Details of any alternative options considered and rejected:	Retain at current level - this does not reflect changes in cost since 2023.
Details of any declarations of interest made:	None

Signed:



Date: 5 February 2026