

REPORT TO: Planning Committee
Cabinet Member – Technical Services
Cabinet

DATE: 10 February 2010
4th March 2010

SUBJECT: Planning Portfolio - Fees and Charges 2010/11

WARDS AFFECTED: All

REPORT OF: Andy Wallis, Planning & Economic Regeneration Director

CONTACT OFFICER: Jim Alford - Telephone 0151 934 3544

**EXEMPT/
CONFIDENTIAL:** No

PURPOSE/SUMMARY:

To seek approval of the Planning Committee to increase fees and charges levied within the Planning Portfolio.

REASON WHY DECISION REQUIRED:

At the meeting of 26th February 2004, Cabinet requested that any other amendment to fees and charges be referred for approval prior to implementation.

RECOMMENDATION(S):

That Cabinet Member – Technical Services notes the contents of the report.

That Planning Committee note the content of the report and recommend to Cabinet the proposed increases in fees and charges for 2010/11, and the revised financial contributions to be set out in Supplementary Planning Guidance.

KEY DECISION: No

FORWARD PLAN: No

IMPLEMENTATION DATE: 1 April 2010

ALTERNATIVE OPTIONS:

Fees remain the same as previous approved

IMPLICATIONS:**Budget/Policy Framework:****Financial:**

<u>CAPITAL EXPENDITURE</u>	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<u>REVENUE IMPLICATIONS</u>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

Legal:**Risk Assessment:****Asset Management:****CONSULTATION UNDERTAKEN/VIEWS**

Referred to Planning Committee 10 February 2010

CORPORATE OBJECTIVE MONITORING:

<u>Corporate Objective</u>		<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		✓	
2	Creating Safe Communities		✓	
3	Jobs and Prosperity		✓	
4	Improving Health and Well-Being		✓	
5	Environmental Sustainability		✓	
6	Creating Inclusive Communities		✓	
7	Improving the Quality of Council Services and Strengthening local Democracy		✓	
8	Children and Young People		✓	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Planning Fees and Charges 2009-10

BACKGROUND:

1. The Committee will be aware that each year those fees and charges levied by individual departments are reviewed and increased (where appropriate) to reflect current service delivery costs, national guidelines and/or inflation.
2. At the meeting of 26th February 2004, Cabinet requested that any other amendment to fees and charges be referred for approval prior to implementation.
3. Some of the services of the Planning & Economic Regeneration Department have been transferred to other Portfolios so charges previously included for these areas have been removed from the list.
4. Attached at Annex A is a summary of those fees and charges included within the Planning portfolio, together with proposed increases in charges. Changes made to the list include :
 - The service charge has been aligned with the cost of supply of environmental information.
 - The hourly rate for officers has been raised to reflect actual charges incurred by the department (ie hourly rate + on costs)
 - The cost of adoption of new roads under S37 of the Highways Act of £1500 has been previously approved but appeared as £1000 on last year's charges due to a typing error.
 - Inflationary increases of 3%
5. It is proposed that fees and charges be increased to reflect inflationary pressures and national guidelines where appropriate.

Building Regulation Charges

6. Responsibility for setting Building Regulation Charges has been devolved to the Council since 1999 with the intention that income over a 3 year rolling period should cover the costs of delivering the Building Regulation service in that period. The Council is required to publish its scheme of charges and to review this annually.

7. Since 1999 the Council has increased its charges on 2 occasions. In 2003 charges were increased by an average of 3% and in 2008 by an average of 5.5%. Current market conditions require a further increase in charges, primarily those where the costs of delivering the service is not covered by income.
8. It is therefore proposed to increase charges for certain domestic alterations, extensions and small value commercial works. Charges for new dwellings as shown in Schedule 1 will remain the same. Most charges are subject to VAT.
9. Works to provide facilities for disabled people will remain exempt from charges and discounts will be available for people undertaking simple renovations to their premises.
10. Example charges are:

	Existing Charge excl. VAT	Proposed Charge excl. VAT
Any extension of a dwelling the total floor area of which does not exceed 10m ² ,	238.30	254.49
Any extension of a dwelling by the addition of rooms within the roof space.	455.32	483.40
Building Work with an estimated value of between £5001 and £6000.	174.00	210.00
Building Work with an estimated value of between £19,001 and £20,000.	300.00	350.00

11. Details of all proposed charges is attached at Annex B.

Scale of Charges 2010/11		
Planning & Economic Regeneration Department		
Details	New charges 2010/11 Charges (£)	2009/10 Charges (£)
Service charge only (Associated fee based on 15 mins time & staff costs taken to answer questions)	12.50	6.70
Supply of OS Map Extracts for Planning Applications		
1:1250 or 1:2500	21.20	20.60
1:200 or 1:500	10.70	10.30
Photocopies		
Planning Application Documents		
A3 & A4 size Photocopies -		
Service charge	10.70	6.70
per page	0.25	0.25
Planning Decision Notices	11.00	7.20
Plan Prints -		
Service charge	10.70	6.70
per page	1.25	1.25
Building Control Documents		
A3 & A4 size Photocopies -		
Service charge (includes VAT)	12.50	7.70
per page (includes VAT)	0.30	0.30
Plan Prints -		
Service charge (includes VAT)	12.50	7.70
per page (includes VAT)	1.45	1.43

Supply of Environmental Information		
up to 30 minutes	N/A	41.50
per additional hour	N/A	41.50
Hourly rate (normal working hours)	50.00	
Hourly rate (outside normal working hours)	61.50	
Charges in connection with Section 106, Town and Country Planning Act 1990 (as amended)		
Provision of trees, per tree	460.40	447.00
Public green space provision or enhancement (including a maintenance contribution):		
- for hotels and other Use Class C1 uses: for each 20m ² of bedroom floorspace:	1734.50	1684.00
- for other commercial development and leisure development for each 100 m ² of floorspace:	1734.50	1684.00
- for industrial development for each 500 m ² of floorspace.	1734.50	1684.00
Publications		
<i>For all documents in this section please contact the Assistant Planners, Local Plans (Ian Loughlin 0151 934 3558 or David Robinson on 0151 934 3598)</i>		
Unitary Development Plan (2006)	10.00 + p&p	20.00 + p&p
Local Development Scheme	N/a	10.00
Annual Monitoring Report	N/a	10.00
Supplementary Planning Guidance Notes		
New Housing Development	Free	Free
Design	Free	Free
Ensuring Choice of Travel	Free	Free

Greenspace, Trees and Development	Free	Free
Landscape Character	Free	Free
Development in the Green Belt	Free	Free
Archaeology	Free	Free
House Extensions	Free	Free
Shop Fronts, Security and Signage	Free	Free
Southport Seafront	Free	Free
Bootle Town Centre	Free	Free
South Sefton Housing Market Renewal: Bedford Road/Queens Road	Free	Free
South Sefton Housing Market Renewal: Bedford Road/Queens Road Development Brief	Free	Free
South Sefton Housing Market Renewal: Klondyke and Canal Corridor	Free	Free
South Sefton Housing Market Renewal: Klondyke and Canal Corridor Development Brief	Free	Free
Flood Risk		
Sefton Strategic Flood Risk Assessment (SFRA) 2009 Main Report – WS Atkins (electronic version available www.sefton.gov.uk/sfra)	Free	
Sefton Strategic Flood Risk Assessment (SFRA) 2009 Appendices – WS Atkins (electronic version available www.sefton.gov.uk/sfra)	Free	
Green Space and Recreation		
Sefton Green Space and Recreation Study 2009 Main Report (electronic version available www.sefton.gov.uk/planningstudies)	Free	
Sefton Green Space and Recreation Study 2009 Main Report (electronic version available www.sefton.gov.uk/planningstudies)	Free	

<p>Sefton Statistics <i>For information about the 2001 Census and other queries about population, please contact the Planning Intelligence Officer, Strategy & Information (Kate Calderbank 0151 934 4599)</i></p>		
<p>Shopping <i>For all documents in this section please contact the Assistant Planner, Strategic Planning (Tom Hatfield 0151 934 3555)</i></p>		
<p>Sefton Retail Strategy Review 2005 Volume one: Retail Capacity Analysis, Prepared by White Young Green Planning, for Sefton Council. February 2006. (Also available to view on Sefton Website at www.sefton.gov.uk/planningstudies)</p>	65.55	65.55
<p>Volume Two: Vitality & Viability Study of Southport Town Centre and Bootle Town Centre Prepared by White Young Green Planning, for Sefton Council. March 2006 (Also available to view on Sefton Website)</p>	65.55	65.55
<p>Volume Three: Technical Appendices - February 2006 CD rom (Note: Not available on Sefton Website)</p>		
<p>Sefton Retail Strategy Review Update 2009 – Incorporating town centre health checks for Bootle and Southport (Also available to view on Sefton Website www.sefton.gov.uk/planningstudies)</p>	22.20	
<p>Sefton Retail Strategy Review Update 2009 – Appendices (Also available to view on Sefton Website www.sefton.gov.uk/planningstudies)</p>	36.70	
<p>Housing <i>For all documents in this section please contact the Assistant Planner, Strategic Planning (Tom Hatfield 0151 934 3555)</i></p>		

Sefton Housing Study 2003. Main Report. Fordham Research, 2004	44.95	44.95
The Relationship between the shortage of affordable housing and the health of the local economy in Southport, Merseyside. Final Report September 2004. Fordham Research 2004	11.25	11.25
Housing Development Sites in Sefton 2004	11.25	11.25
Sefton Housing Needs Assessment Update 2005. Main report, Fordham Research (electronic version available)	Free	Free
Sefton Strategic Housing Market Assessment 2009. Appendices, Fordham Research (electronic version available www.sefton.gov.uk/shma)	Free	Free
Sefton's Urban Housing Capacity Assessment		
<i>For all documents in this section please contact the Assistant Planner, Strategic Planning (Tom Hatfield 0151 934 3555)</i>		
Sefton's Urban Housing Capacity Study 2004. White Young Green and Chesterton, July 2004. Final Report (electronic version)	Free	Free
Sefton's Urban Housing Capacity Study 2004. White Young Green and Chesterton, July 2004. Executive Summary	5.60	5.60
Strategic Housing Land Availability Assessment Study – WYG (Final document available electronically February 2010) www.sefton.gov.uk/shlaa	Free	
Strategic Housing Land Availability Assessment Study – WYG (Final document available electronically February 2010) www.sefton.gov.uk/shlaa	Free	

Conservation Area Advisory Leaflets:		
Conservation Area Advisory Leaflet: Birkdale Village, 2001	Free	Free
Conservation Area Advisory Leaflet: Birkdale Park	Free	Free
Conservation Area Advisory Leaflet: Blundellsands Park, 1984	Free	Free
Conservation Area Advisory Leaflet: Carr Houses, 2001	Free	Free
Conservation Area Advisory Leaflet: Churchtown and North Meols	Free	Free
Conservation Area Advisory Leaflet: Crosby Hall and Little Crosby	Free	Free
Conservation Area Advisory Leaflet: Damfield Lane, Maghull	Free	Free
Conservation Area Advisory Leaflet: Derby Park	Free	Free
Conservation Area Advisory Leaflet: Gloucester Road, 2001	Free	Free
Conservation Area Advisory Leaflet: Green Lane, Formby, 1989	Free	Free
Conservation Area Advisory Leaflet: Hesketh Road, 2001	Free	Free
Conservation Area Advisory Leaflet: Homer Green, 2001	Free	Free
Conservation Area Advisory Leaflet: Lunt Village, 2001	Free	Free
Conservation Area Advisory Leaflet: Promenade, Southport	Free	Free
Conservation Area Advisory Leaflet: Sefton Village, 2001	Free	Free
Conservation Area Advisory Leaflet: Waterloo	Free	Free
Conservation Area Advisory Leaflet: Waterloo Park, 2001	Free	Free
Conservation Area Advisory Leaflet: West Birkdale, 2001	Free	Free
Churchtown Village Trail. A Guide to this Historic Village (Also, can be viewed on North Meols Civic Society Web site)	Free	Free
Listed Buildings Advisory Leaflet 2006	Free	Free
Lydiat Hall and Chapel Conservation Area 1993	Free	Free

Moor Park Conservation Area Leaflet	Free	Free
Protected Trees. A Guide to Tree Preservation Procedures, DoE 2002	Free	Free
Notes on Waterloo (Reference only)		
Planning Information		
Planning. A Guide for Householders DoE 2002	Free	Free
The Party Wall etc. Act 1996: Explanatory Booklet DETR, 2002	Free	Free
A Householder's Planning Guide for the Installation of Satellite Television Dishes, DETR, 2000	Free	Free
Your Planning Application RTPI, 1998	Free	Free
Can I Object? RTPI, 1998	Free	Free
Should I Appeal? RTPI, 1998	Free	Free
Green Belts & Development. What Is Permitted? RTPI, 1998	Free	Free
Listed Buildings and Conservation Areas. Sefton MBC	Free	Free
Lord Street Conservation Area Appraisal. Planning Guidance for owners, occupiers and developers. Sefton MBC	Free	Free
Mobile Homes. A Guide for Residents and Site Owners, DETR 2001	Free	Free
Cost Awards in Planning Appeals. A Guide for Appellants DETR 2000	Free	Free
Compulsory Purchase Orders. A Guide to Procedure DoE 1992	Free	Free
Outdoor Advertisements and Signs. A Guide for Advertisers, DETR 2000	Free	Free
Planning Permission. A Guide for Business, DETR 2000	Free	Free
Hazardous Substances Consent. A Guide For Industry, DETR 2000	Free	Free
Planning Consultants. Where to find Planning Advice in the North West, RTPI 2004	Free	Free
How to Complain to the Local Government Ombudsman, LGO 2000	Free	Free

Mobile Phones and Health, DH 2000	Free	Free
High Hedges: Complaining to the Council, ODPM	Free	Free
Over the Garden Wall, ODPM	Free	Free
Environmental Advisory Services Charges (subject to VAT)		
Access to material per hour (min 1 hour)	50.00	41.50
Support services for external users		
Manager (per hour)	50.00	41.50
Principal (per hour)	50.00	41.50
Technical/admin assistant (per hour)	50.00	41.50
Overheads		
Photocopying (per A4 sheet)	0.30	0.25
Service charge	12.50	6.70
Highways Development Control charges		
Adoption of new roads/streets		
	1,500.00	1,500.00
	+ 10% of	+ 10% of
- under S38 of the Highways Act	construction	construction
	costs	costs
- under S37 of the Highways Act	1500.00	1000.00
Stopping up and diversion of highways		
- per Order	2,000.00	2000.00
- up to a maximum	10,000.00	10,000.00
Including direct costs from the Magistrates Court as directed by the Court		
Council approval where Government Office processes a S247 Town & Country Planning Act 1990	150.00	150.00

Gating Orders under S129a Highways Act 1980 - Where multiple streets can be shown on a plan at an appropriate scale of no more than A4 at 1:1250	2,000.00	2,000.00
S278 Highways Act 1980 agreements	1,500.00 + 10% of design & supervision fees	1,500.00 + 10% of design & supervision fees
S177 Highways Act 1980 agreements	1,000.00	1,000.00
S115 (a-k) Highways Act 1990 Licence (as amended by the Local Government Miscellaneous Provisions Act 1982)	1,000.00 (except where this relates to pavement cafes)	1,000.00 (except where this relates to pavement cafes)
S184 Highways Act 1980	1,000.00	1,000.00
S50 New Roads and Streetworks Act 1991 Licence	Up to a max of 1,000.00	Up to a max of 1,000.00
Street Naming and Numbering - No change to an approved address - Including alteration to an approved address	Free 150.00	Free 150.00
Licence to create a cellar opening under S179 of Highways Act 1980	500.00	500.00
Licence for catenary wires, poles, ropes or beams across/above a highway under S178 of Highways Act 1980	500.00	500.00
Consent to erect flagpoles or other similar apparatus on a highway under S144 of Highways Act 1980	500.00	500.00
Licence for monument or war memorial under S42 of the Public Health Act	500.00	500.00
Modification Order under S53 of the Wildlife and Countryside Act 1981 (per Order)	2,000.00	2,000.00

General enquiry for Stopping-up Order/ Gating Order/ Diversion Order/ Modification Order/S38/S278 Highways Act agreement/S111(1) Local Government Miscellaneous	55.00	55.00
General enquiry requesting adopted highway and other related information		
- adoption plan	55.00	55.00
- adoption plan and major road schemes	70.00	70.00
- additional questions	10.00	10.00
	(to a maximum of 100.00)	(to a maximum of 100.00)
Licence to install trees, shrubs etc in a public highway	500.00	500.00
Traffic Management Charges		
Temporary road closure (for road works or events on the highway)	600.00	600.00
Emergency road closure	250.00	250.00
Temporary road closure (for charitable or civic events)	350.00	350.00
Progression of Traffic Regulation Orders	750.00	750.00

Schedule 1: Table of Charges
CHARGES FOR SMALL DOMESTIC BUILDINGS TABLE A
FULL PLANS SUBMISSIONS

Note: Dwellings in excess of 300 square metres in floor area to be calculated on estimate cost in accordance with schedule 3.

No. OF DWELLINGS	Existing Charges			Proposed Charges		
	Plan Charge £	Inspection Charge £	Additional plan charge shown in brackets and inspection charge for each dwelling above minimum number in the band in column	Plan Charge £	Inspection Charge £	Additional plan charge shown in brackets and inspection charge for each dwelling above minimum number in the band in column
1	150.00	377.00	~	150.00	377.00	~
2	205.00	522.00	~	205.00	522.00	~
3	270.00	633.00	~	270.00	633.00	~
4	335.00	766.00	~	335.00	766.00	~
5	405.00	848.00	~	405.00	848.00	~
6	475.00	953.00	~	475.00	953.00	~
7	495.00	1018.00	~	495.00	1018.00	~
8	515.00	1187.00	~	515.00	1187.00	~
9	535.00	1356.00	~	535.00	1356.00	~
10	540.00	1541.00	~	540.00	1541.00	~
11	545.00	1688.00	~	545.00	1688.00	~
12	550.00	1834.00	~	550.00	1834.00	~
13	555.00	1982.00	~	555.00	1982.00	~
14	560.00	2103.00	~	560.00	2103.00	~
15	565.00	2249.00	~	565.00	2249.00	~

16	570.00	2395.00	~	570.00	2395.00	~
17	575.00	2541.00	~	575.00	2541.00	~
18	580.00	2687.00	~	580.00	2687.00	~
19	585.00	2800.00	~	585.00	2800.00	~
20	590.00	2944.00	~	590.00	2944.00	~
21	600.00	3011.00	~	600.00	3011.00	~
22	610.00	3113.00	~	610.00	3113.00	~
23	620.00	3215.00	~	620.00	3215.00	~
24	630.00	3317.00	~	630.00	3317.00	~
25	640.00	3420.00	~	640.00	3420.00	~
26	650.00	3522.00	~	650.00	3522.00	~
27	660.00	3624.00	~	660.00	3624.00	~
28	670.00	3726.00	~	670.00	3726.00	~
29	680.00	3828.00	~	680.00	3828.00	~
30	690.00	3885.00	~	690.00	3885.00	~
31 and over	700.00	3940.00	(5) 75	700.00	3940.00	(5) 75
All figure are net of VAT						

Schedule 2**TABLE B – Charges for Certain Small Buildings, Extensions and Alterations**

Type of Work	Existing Charge £	Proposed Charge £
1. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	119.15	138.72
2. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m ² in total but does not exceed 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	238.30	312.34
3. Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	238.30	254.49
4. Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension.	344.68	373.61
5. Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension.	455.32	483.40
6. Any extension of a dwelling by the addition of rooms within the roof space the total floor area of which does not exceed 40m ²	344.68	373.61
7. Any extension of a dwelling by the addition of rooms within the roof space the total floor area of which exceeds 40m ² , but does not exceed 60m ²	455.32	483.40
8. Installation or replacement of one or more windows or doors in a single dwelling. This may be subject to a discount when being undertaken at the same time as work described in items 3, 4 & 5 above.	50.00	100.00

Schedule 3: Table C1 of Charges

All other building work not described in Schedules 1

ESTIMATED VALUE OF WORK £	Existing Charge £	Proposed Charge £
0 - 1000	50.00	100.00
1001 - 2000	100.00	125.00
2001 - 5000	165.00	180.00
5001 - 6000	174.00	210.00
6001 - 7000	183.00	220.00
7001 - 8000	192.00	230.00
8001 - 9000	201.00	240.00
9001 - 10,000	210.00	250.00
10,001 - 11,000	219.00	260.00
11,001 - 12,000	228.00	270.00
12,001 - 13,000	237.00	280.00
13,001 - 14,000	246.00	290.00
14,001 - 15,000	255.00	300.00
15,001 - 16,000	264.00	310.00
16,001 - 17,000	273.00	320.00
17,001 - 18,000	282.00	330.00
18,001 - 19,000	291.00	340.00
19,001 - 20,000	300.00	350.00
20,001 - 100,000	add £8.00 for each £1000(or part of) over £20,000 up to £100,000	add £8.00 for each £1000(or part of) over £20,000 up to £100,000
100,001 - 1M	add £3.50 for each £1000(or part of) over £100,000 up to £1M	add £3.50 for each £1000(or part of) over £100,000 up to £1M
1M - 10M	add £2.75 for each £1000 (or part of) over £1M up to £10M	add £2.75 for each £1000 (or part of) over £1M up to £10M
Over 10M	add £2.00 for each £1000(or part of) over £10M	add £2.00 for each £1000(or part of) over £10M

Note 1
Schedule 1 : New dwelling up to 300m²
Schedule 2: Detached garages up to 40m² and extensions to dwellings, where the floor area does not exceed 60m²

Note 2
When work is carried out at the same time as any other work to which the building regulations apply a discount may be available. Please contact Building Control for further details.

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Schedule 3: Table C2 of Charges

Differential Matrix for residential Work

	Circumstance	attracting	a	Reduction in the Building Regulation Charge shown in Schedule 3 Table C1 when that work is being carried out at the same time that any work shown in either category in 3, 4 and 5 in Table B of Schedule 2 is being undertaken.
1	Installation or replacement of one or more windows and or doors in a single family dwelling.			50% of Building Notice Charge
2	Where the building work comes within the scope of Schedule 3 and the estimated cost of the work is estimated at less than £5,000.			50% of Building Notice Charge

Schedule 3: Table C3 of Charges

Discounted charges for Replacement Windows, when being carried out to a building **other** than a single family dwelling house

Estimated value of building work £	Discounted Charge (net of VAT) £	Discounted is equivalent to following percentage reduction of Schedule 3 Charge
£1 -£1000	£100.00	(No discount applies)
£1001 - £2000	£100.00	(25% discount)
£2001 - £3000	£100.00	(80% discount)
£3001 - £4000	£100.00	(80% discount)
£4001 - £5000	£100.00	(80% discount)
£5001 - £6000	£105.00	(50% discount)
£6001 - £7000	£110.00	(50% discount)
£7001 - £8000	£115.00	(50% discount)
£8001 - £9000	£120.00	(50% discount)
£9001 - £10000	£125.00	(50% discount)
£10000 - £11000	£130.00	(50% discount)
£11001 - £12000	£135.00	(50% discount)
£12001 - £13000	£140.00	(50% discount)
£13001 - £14000	£145.00	(50% discount)
£14001 - £15000	£150.00	(50% discount)
£15001 - £16000	£155.00	(50% discount)
£16001 - £17000	£160.00	(50% discount)
£17001 - £18000	£165.00	(50% discount)
£18001 - £19000	£170.00	(50% discount)
£19001 - £20000	£175.00	(50% discount)
£20000 - £100,000	add £2.40 for each £1000(or part of) over £20,000 up to £100,000	Approx. (60% discount)
£100,000 - £1M	add £1.05 (excl. V.A.T.) for each £1000(or part of) over £100,000 up to £1M	

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£1M - £10M	add £0.83 (excl. V.A.T.) for each £1000 (or part of) over £1M up to £10M	
Over £10m	add £0.60 (excl. V.A.T.) for each £1000(or part of) over £10M	