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| Property Services fees and charges 2021 to 2022 |  |  |
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|  | **2019/20** | **2020/21** | **2021/22** |
| **Disposals (freehold or long leasehold sales) with consideration of:**  |  |  |  |
| £0 - £5,000 | £500 | £500 | **£600** |
| £5,001 - £25,000 | £1,000 | £1,000 | **£1,200** |
| £25,001 - £50,000 | £1,750 | £1,750 | **£2,100** |
| £50,001 - £100,000 | £1,950 | £1,950 | **£2,350** |
| £100,001 plus (1% of disposal price min £2,000) | £2,000 | £2,000 | **£2,400** |
|  |  |  |  |
| **Administration fee:** |  |  |  |
| Auction sale £0 - £199,999 | £1,000 | £1,000 | **£1,250** |
| Auction sale £200,000 plus  | £1,500 | £1,500 | **£2,000** |
| Leasehold Reform Act Sales | £400 | £400 | **£450** |
| Minor disposals (e.g. access land strips) | £125 | £125 | **£150** |
| Garden land | £500 | £500 | **£600** |
|  |  |  |  |
|  |  |  |  |
| Ground Leases re-gearing | £1,400 | £1,400 | **Initial fee of £1,500 for carrying out valuation (payable prior to carrying out valuation)If the matter proceeds to legal completion, additional fee of £1,500 payable on completion**  |
| Tenancies | £350 | £350 | **£400** |
| Leases  | 5% of annual rent subject to a minimum of £350, plus a minimum of £350 as a non-refundable deposit towards BPS legal fees | 5% of annual rent subject to a minimum of £350, plus a minimum of £350 as a non-refundable deposit towards BPS legal fees | **2% of annual rent subject to a minimum of £375. Plus a non-refundable deposit of £375 to be collected up front as contribution to the Council’s legal costs** |
| Copies | £135 | £135 | **£140** |
| Rent Review document | £140 | £140 | **£145** |
| Licences | £350 | £350 | **£400** |
| Administration fees for processing registration of leases, Assignments, Legal Charges and Tenancy Transfers | £190 or as stated in documentation: £190 Assignments (£275 to include Landlords prior consent)  | £190 or as stated in documentation: £190 Assignments (£275 to include Landlords prior consent)  | **£200 or as stated in documentation (if different): £200 for routine assignments (£300 to include Landlord’s prior consent to assign, covering costs of relevant due diligence)**  |
| Landlords consent for any purposes (excluding assignments) | Standard fee £725. Rapid turnaround and complex issues - £1250. In addition Specialist Areas of work will be subject to negotiation. Retrospective applications £2 x normal fee. NB These fees are in addition to any consideration payable in respect of the increased value of the lease. | Standard fee £725. Rapid turnaround and complex issues - £1250. In addition Specialist Areas of work will be subject to negotiation. Retrospective applications £2 x normal fee. NB These fees are in addition to any consideration payable in respect of the increased value of the lease.Commercial property portfolio– variable fixed fee equivalent to 7.5% of expenditure or better. | **Simple consent for minor alterations such as replacing shop signs etc - £125For more complex matters, a standard fee of £500 to be applied (£1,000 if such is requested as an urgent turnaround).Any matter requiring engagement of specialist practitioners to be subject to a negotiated fee.Retrospective applications for any purpose will be subject to the payment of 2 x the applicable fee.NB All fees are payable in addition to any consideration payable in respect of the increased value of the lease.** |
| Service Charges | Commercial property portfolio– variable fixed fee equivalent to 7.5% of expenditure or better.Birmingham Business Centres –variable fixed fee equivalent to 7.75% of expenditure or better.  | Commercial property portfolio– variable fixed fee equivalent to 7.5% of expenditure or better.Birmingham Business Centres –variable fixed fee equivalent to 7.75% of expenditure or better.  | **Commercial property portfolio– variable fixed fee equivalent to 7.5% of expenditure or better.Birmingham Business Centres –variable fixed fee equivalent to 7.75% of expenditure or better.BSPA - not specified.** |