

Local Land Charges Fees 2023

Enquiry	Registers/Information Available	Non residential	Residential
		Form CON29 Only (submitted by itself in full)	
Extra Parcel of Land Con29		£24.50	£24.50
<p>1.1 Planning and building decisions and pending applications Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?</p> <ul style="list-style-type: none"> (a) a planning permission* (b) a listed building consent* (c) a conservation area consent* (d) a certificate of lawfulness of existing use or development* (e) a certificate of lawfulness of proposed use or development* (f) a certificate of lawfulness of proposed works for listed buildings (g) a heritage partnership agreement (h) a listed building consent order (i) a local listed building consent order (j) building regulation approval* (k) a building regulation completion certificate** (l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?* 	<p>(a-i) www.sandwell.gov.uk *Information pre 1996 is limited</p> <p>(j) Information pre 1996 is limited* building_consultancy@sandwell.gov.uk</p> <p>(k) Con29 only – no unrefined data available**</p> <p>(l) www.sandwell.gov.uk</p>		

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<p>1.2 Planning Designation and Proposals What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?*</p>	<p>www.sandwell.gov.uk</p>		
<p>2. Roads and Public Rights of Way. Roadways, footways and footpaths 2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are: (a) highways maintainable at public expense * (b) subject to adoption and, supported by a bond or bond waiver** (c) to be made up by a local authority who will reclaim the cost from the frontagers** to be adopted by a local authority without reclaiming the cost from the frontagers?*</p>	<p>(a) anita_crees@sandwell.gov.uk (b-d) mark_sifford@sandwell.gov.uk</p>		
<p>Public Rights of Way 2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?</p>	<p>Contact Public Rights of Way Officer transport_planning@sandwell.gov.uk</p>		
<p>2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on the Register?</p>	<p>Contact Public Rights of Way Officer transport_planning@sandwell.gov.uk</p>		
<p>2.4 Are there any legal orders to stop up, divert, or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?</p>	<p>Contact Public Rights of Way Officer transport_planning@sandwell.gov.uk</p>		
<p>2.5 If so, please attach a plan showing the appropriate route.</p>	<p>Contact Public Rights of Way Officer transport_planning@sandwell.gov.uk who can provide this for a fee of £51.50</p>		

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3.1 Land Required for Public Purposes Is the property included in land required for public purposes?**	https://sandwell.moderngov.co.uk/		
3.2 Land to be Acquired for Road Works Is the property included in land to be acquired for road works?	www.sandwell.gov.uk		
3.3 Drainage Matters (a) Is the property served by a sustainable urban drainage system (SuDS)? (b) Are there SuDS features within the boundary of the property ? (c) If the property benefits from a SuDS for which there is a charge who bills the property for the surface water drainage charge?	Not yet effective		
3.4 Nearby Road Schemes Is the property (or will it be) within 200 metres of any of the following:- (a) the centre line of a new trunk road or special road specified in any order, draft order or scheme* (b) the centre line of a proposed alterations or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway** (c) the outer limits of construction works for a proposed alteration or improvement to an existing road, involving (i) the construction of a roundabout(other than a mini roundabout) or (ii) widening by construction of one or more additional traffic lanes** (d) the outer limits of (i) construction of new road to be built by a local authority; (ii) and approved alteration or improvement to an existing road involving construction of a subway, underpass,	(a)- (f) www.sandwell.gov.uk and perusal of Council minutes on the web at https://sandwell.moderngov.co.uk/		

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<p>flyover, footbridge, elevated road or dual carriageway; or (iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes**</p> <p>(e) the centre line of the proposed route of a new road under proposals published for public consultation or*</p> <p>(f) the outer limits of (i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway; (ii) construction of a roundabout (other than a mini roundabout) or (iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation?*</p>			
<p>3.5 Nearby Railway Schemes</p> <p>(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?***</p> <p>Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?</p>	<p>Transport for West Midlands 16 Summer Lane Birmingham B19 3SD</p>		
<p>3.6 Traffic Schemes</p> <p>Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in boxes B and C and are within 200 metres of the boundaries of the property?</p> <p>(a) permanent stopping up or diversion**</p> <p>(b) waiting or loading restrictions**</p> <p>(c) one way driving**</p> <p>(d) prohibition of driving**</p> <p>(e) pedestrianisation**</p>	<p>(a) <i>Please note that there will be an additional charge for further information</i></p> <p>(a-l) www.sandwell.gov.uk</p>		

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(f) vehicle width of weight restriction** (g) traffic calming works including road humps** (h) residents parking controls** (i) minor road widening or improvement** (j) pedestrian crossings** (k) cycle tracks; or** (l) bridge building?			
3.7 Outstanding Notices Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this schedule:- (a) building works** (b) environment** (c) health and safety** (d) housing** (e) highways** (f) public health** (g) flood and coastal erosion risk management	(a-g) PrivateSector_Housing@sandwell.gov.uk Building_Consultancy@sandwell.gov.uk		
3.8 Contravention of Building Regulations Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in Building Regulations?	Con29 only – no unrefined data available** Building_Consultancy@sandwell.gov.uk		
3.9 Notices, Orders, Directions and Proceedings under Planning Acts Do any of the following subsist in relation to the property, or has any local authority decided to issue, serve, make or commence any of the following:- (a) enforcement notice* (b) stop notice* (c) listed building enforcement notice* (d) breach of condition notice* (e) planning contravention notice** (f) other notice relating to breach of planning	(a-d) www.sandwell.gov.uk (e-n) planning@sandwell.gov.uk		

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<p>control**</p> <p>(g) listed building repairs notice**</p> <p>(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation**</p> <p>(i) building preservation notice**</p> <p>(j) direction restricting permitted development**</p> <p>(k) order revoking or modifying a planning permission**</p> <p>(l) order revoking discontinuance of use or removal of building works**</p> <p>(m) tree preservation order*</p> <p>(n) proceedings to enforce a planning agreement or planning contribution?*</p>			
<p>3.10 Community infrastructure levy (CIL)</p> <p>(a) Is there a CIL charging schedule?</p> <p>(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence and of the following:-</p> <p>(i) a liability notice?</p> <p>(ii) a notice of chargeable development?</p> <p>(iii) a demand notice?</p> <p>(iv) a default liability notice?</p> <p>(v) an assumption of liability notice?</p> <p>(vi) a commencement notice?</p> <p>(c) Has any demand notice been suspended?</p> <p>(d) Has the Local Authority received full or part payment of and CIL liability?</p> <p>(e) Has the Local Authority received any appeal against any of the above?</p> <p>(f) Has a decision been taken to apply for a liability order?</p> <p>(g) Has a liability order been granted?</p>	<p>www.sandwell.gov.uk</p>		

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(h) Have any other enforcement measures been taken?			
3.11 Conservation Areas Do the following apply in relation to the property:- (a) the making of the area a Conservation Area before 31 August 1974; or* (b) an unimplemented resolution to designate the area a Conservation Area?**	www.sandwell.gov.uk		
3.12 Compulsory Purchase Has any enforceable order or decision been made to compulsory purchase or acquire the property?**	https://sandwell.moderngov.co.uk/		
3.13 Contaminated Land Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm of pollution of controlled waters might be caused on the property:- (a) a contaminated land notice* (b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990:- (i) a decision to make an entry; or ** (ii) an entry; or* (c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice?**	www.sandwell.gov.uk		
3.14 Radon Gas Do records indicate that the property is in a 'Radon Affected Area' as identified by the Health Protection England or Public Health Wales?*	https://www.bgs.ac.uk/datasets/radon-data-indicative-atlas-of-radon/		

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<p>3.15 Assets of Community Value (a) Has the property been nominated as an asset of community value? If so:- (i) Is it listed as an asset of community value? (ii) Was it excluded and placed on the “nominated but not listed” (iii) Has the listing expired? (iv) Is the Local Authority reviewing or proposing to review the listing? (v) Are there any subsisting appeals against the listing? (b) If the property is listed: (i) has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property? (ii) Has the Local Authority received a notice of disposal? (iii) Has any community interest group requested to be treated as a bidder?</p>	Available via www.sandwell.gov.uk .		
<p>Form CON290 Please note: Public Register - some of the information required to respond to the CON29 questions is available via public registers at no cost.</p>		Question 4 NIL Questions 5-22 £13.60 each	Question 4 NIL Questions 5-22 £13.60 each
<p>Additional Questions Non Standard Typed (Client’s own questions)</p>		Paper and Electronic Searches £22.00 per question	

We can also provide copies of the following documentation:-

Section 38 and 104 Agreements	£56.70	Combined Drainage Agreements	£17.00
Section 106 Agreements	£56.70	Building Regulation Approval and Completion	£11.30 each
Tree Preservation Order	£17.00	Town Planning Decision Notice	£2.26

- **Full Residential Local Authority Searches only:** Planning and Building Regulation approvals are attached free of charge. Copies of any of the above copy documents can also be provided free of charge upon request.

Note: Searches will **not** be processed without the correct fee being paid. Payment by BACS is our preferred option.

Our bank details are:-

Sort Code - 60:15:39

Account number - 69624178

Account name - Sandwell MBC

Can we ask that once payment has been made that you email angela_price@sandwell.gov.uk with the date of payment, amount paid, payment reference and your formal Local Authority request. These details are required to ensure we can find your payment and enable us to process your enquiry.

If you pay by cheque, please make payable to Sandwell MBC.

Regeneration and Growth

John Baker, Assistant Director - Development Planning and Building Consultancy

P.O. Box 2374, Council House, Freeth Street, Oldbury, West Midlands B69 3DE www.sandwell.gov.uk

Land Charges Officer: angela_price@sandwell.gov.uk