

Section 106 Agreement Fixed Fee

Planning

Our planning team advise and represent businesses; developers; planning consultants and individuals in relation to all aspects of development including section 106 agreements made under the Town and Country Planning Act 1990 throughout the whole of England.

Our fees for such matters vary depending on the complexities of the case as well as the volume of work that we receive. Where applicable, we are keen to work with our clients to create bespoke price packages based on their needs and likely frequency of work so please contact us to discuss this further.

Costs

Matter	What's included in the price	Fee (excluding VAT)
Section 106 Agreement (1 – 40 houses)	<ul style="list-style-type: none"> • Taking instructions and advising on the process; • Discussion of aims from the agreement; • Discussion of whether to challenge any requested contributions; • Making initial contact with the Council to agree their fees and deliver costs undertaking (if applicable); • Review of the initial draft agreement or, drafting the initial agreement 	£1750 +VAT
Section 106 Agreement (41 – 150 homes)	<ul style="list-style-type: none"> • As above, advising as appropriate 	£2500 +VAT
Section 106 Agreement (151 homes plus)	<ul style="list-style-type: none"> • As above, advising as appropriate and advising on phasing (if applicable) 	Please enquire
Contributions	<ul style="list-style-type: none"> • Advising and drafting the contributions 	£650 +VAT per contribution

Affordable Housing Provisions (where there is a requirement to provide affordable housing units, excludes commuted sum)	<ul style="list-style-type: none"> • Advising on the Affordable Housing Provisions; • First Home Provisions; and • Negotiation (where appropriate) 	£885 +VAT
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Please note that an additional £50.00 administrative fee will be charged on opening the matter to cover those associated costs.

All our fixed fee prices quoted assume that the section 106 agreement is relatively straight forward and does not include any protracted negotiations with the Council or other parties. In addition, that you have provided all the necessary and accurate information to facilitate the drafting of a section 106 agreement in a timely manner.

If your section 106 agreement becomes protracted, we will charge our usually hourly rates which are:

- Partner £295 +VAT
- Solicitor £195 +VAT

What's not included in the fixed fee:

- Any additional planning advice that is outside the scope of the section 106 agreement brief;
- Drawing up plans. These will need to be provided by you or your planning consultant / architect;
- Attending meetings with the Local Planning Authority;
- Attendance at any Planning Committees;
- Travel if a site visit is needed; and
- Disbursements such as: Council Fees; Land Registry Searches and Counsel fees.

Meet the Team



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