

<b>Report Title:</b>	2026/27 Council Budget and Medium-Term Financial Strategy		
<b>Report to:</b>	Overview & Scrutiny Committee	<b>Date:</b>	9 <sup>th</sup> February 2026
<b>Report of:</b>	Director of Resources	<b>Cabinet Portfolio</b>	Resources
<b>Cabinet Lead Member</b>	Councillor Walmsley	<b>Wards Affected</b>	All
<b>Key Decision:</b>	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception <input type="checkbox"/>	Special Urgency <input type="checkbox"/>
<b>Integrated Impact Assessment:</b>			
Required:		No	Attached: No
<b>Contact Officer:</b>	Chris Warren	<b>Telephone:</b>	01706 252409
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<b>Valley Plan Priorities</b>	<b>Thriving Local Economy:</b> This involves securing new inward investment, creating a sustainable economy, matching local skills with future job opportunities, and supporting town centres as unique destinations.	<input type="checkbox"/>
	<b>High Quality Environment:</b> This includes having a "clean and green" local environment, reducing the borough's carbon footprint, improving waste and recycling rates, and delivering new homes with a good mix of housing tenures.	<input type="checkbox"/>
	<b>Healthy &amp; Proud Communities:</b> This priority focuses on improving the health and physical/mental wellbeing of residents, reducing health inequalities, ensuring access to better leisure facilities and health services, and fostering a sense of pride in the community.	<input type="checkbox"/>
	<b>Effective &amp; Efficient Council:</b> The aim is to provide good quality and responsive services, embrace new technology, be a financially sustainable council with a commercial outlook, and ensure sound governance.	<input checked="" type="checkbox"/>

## 1. PURPOSE OF THE REPORT & EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to inform Overview and Scrutiny committee members of the proposed revenue budget and level of Council Tax for 2026/27, together with implications for the Council's Medium Term Financial Strategy (MTFS).
- 1.2 The financial position for the council, like all local authorities, is challenging and subject to a level of risk regarding the current economic position. The council is proposing to set a revenue budget for 2026/27 of £14.851m.
- 1.3 There are a number of significant risks outside the council's control which remain a major concern including the current economic environment and the uncertainty of future Government funding levels and any impacts of Local Government reorganisation. Members will be kept updated on latest financial projections, local government finance announcements and risks as they transpire.
- 1.4 The Council carefully considers and monitors the MTFS and the risks as set out in this report and in the Corporate Risk Register. The Council has a risk management strategy in place to identify and evaluate risks. Risks are identified, potential impacts are highlighted and controls and mitigations are set in place. The Council monitors and reports to Cabinet Members and Audit and Accounts Committee during the year.

- 1.5 The Council currently holds a number of earmarked reserves, these are funds set aside for funding future liabilities, however they are being used to fund the shortfall between how much the Council spends and how much funding the Council receives. Based on the estimates detailed in section 5 above, these are sufficient for the duration of this forecast.
- 1.6 Whilst the Council is currently developing several income generating regeneration schemes, which will support the budget in the longer term. It must remain focused on identifying and delivering further savings and income in order to ensure annual balanced budgets over the immediate and medium term. It must also ensure that all its budget resource allocations are directed to the core functions of the council and that the use of its resources drives the delivery of the council's Corporate plan priorities.

## **2. RECOMMENDATIONS**

**That the Overview & Scrutiny Committee consider:**

- 2.1. **A proposed revenue budget for 2026/27 of £14.8m, as detailed in this report.**
- 2.2. **A proposed Council Tax increase of 2.99%, increasing the Council Tax rate for a Band D property from £317.66 to £327.16, an increase of £9.50pa.**
- 2.3. **The proposed use of £1,261k from the reserves to support the 2026/27 revenue budget, acknowledging that this requirement is forecast to reduce in future years.**
- 2.4. **The proposed fees and charges as attached in Appendix 1**

## **3. BACKGROUND AND REASON FOR THE DECISION**

- 3.1 The budget process is a key element of the council's strategic planning process. It is part of the service and financial planning approach adopted by the Council, is a means of ensuring that resources are best placed to enable the council to deliver its corporate priorities expressed in the corporate plan.
- 3.2 In this year's budget preparation, the finance team have followed on from the previous year and sought to continue to align the Council's expenditure budget in collaboration with its budget holders to match the areas of expenditure which align with statutory responsibility and with the strategic aims of the Council.
- 3.3 Previous budget reports have set out the level of uncertainty associated with any forward projections with government funding based on one year settlements. This uncertainty has reduced given the three year funding settlement for 2026/27 to 2028/29. Fair Funding 2.0 has reduced the number of funding streams allowing more flexibility for councils to spend in the areas of each councils individual needs.
- 3.4 The government set out its aims in its 2026/27 Finance Policy Statement to empower local authorities to drive economic growth and improve public services through devolution and targeted funding. This effort relies on economic growth, which is seen as crucial for improving public services.

Key points include:

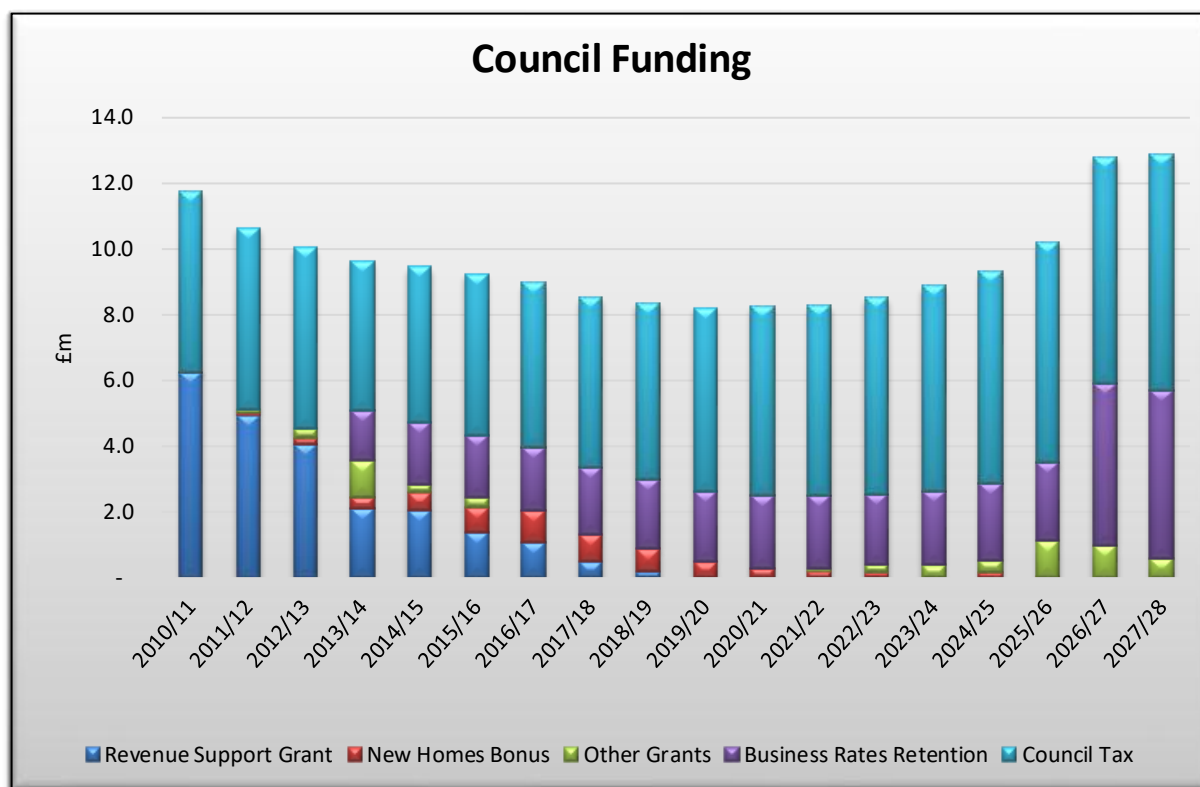
- Devolution: Giving local leaders the tools to drive growth through combined authorities, tailored to local needs.
- Collaboration: Involving local leaders in policy-making through councils and the upcoming English Devolution White Paper.
- Simplification: Moving towards simpler, more accountable local government structures, such as unitary councils, to improve efficiency and service delivery.

3.5 A decision has been made in 2026/27 at the time of writing, to produce a two year MTFS due to local government reorganisation. Rossendale Borough Council will cease to exist in its current form by the end of March 2028.

3.6 Following on from 2025/26, the Extended Producer Responsibility fund, has continued for a second year and the Council will receive £730k for 2026/27. The long-term future of this funding is at present unclear. For the purpose of the MTFS, it has been assumed that the funding will approximately halve in 2027/28 as businesses amend their behavior on recycling.

3.7 For a number of years the Council reduced its net revenue expenditure in line with its own efficiency agenda, and the Government's changes to local government financing over both recent years and the changes proposed for the future. This has resulted in all borough councils now being heavily reliant on the income they generate from their own locality, be it from residents, visitors, property, and/or businesses. The graph below demonstrates how government funding for Rossendale has changed over the period 2010/11 to 2026/27, with the traditional Revenue Support Grant ceasing in 2018/19. It is worth noting that the income level in 2010/11 when adjusted for inflation would have a worth today of over £19m, therefore despite the apparent and welcome significant increase to income in 2026/27, the council continues to be in a financially worse position than a decade ago.

**Table 1**



## 4. 2026/27 Provisional Finance Settlement

4.1 The provisional Settlement Funding Assessment for 2026/27 was announced on 19<sup>th</sup> December 2025. The key message is a major redistribution of funding using new evidence based formula and provides the first multi-year settlement in a decade. The main principles are as follows:

- a. Up to 2.99% maximum annual increase for Council Tax without triggering a local referendum. It needs to be noted that the Governments 'Core Spending Power' calculations assume all council's increase their Council Tax by the maximum allowed.
- b. The Business Rates retention system is being reset, with accrued growth redistributed based on need. To incentivise house building, councils will be able to keep all additional council tax from new homes and the New Homes Bonus will end.
- c. The Extended Producer Responsibility payments will continue in 2026/27. No information has been provided regarding future years payments, for the purpose of this MTFS it has been assumed that the payment will halve in 2027/28.
- d. The Fair Funding Settlement is a much simplified system, and all additional funding grants have been rolled into one going forwards. For example new burdens monies now form part of the overall settlement.

4.2 The Government announcement indicates that Local Government Core Spending Power will rise by an average 6.0%-6.8% in 2026/27 across the whole of local government, adjusted for inflation this results in an average increase of 4.3% and varied significantly according to the authority's deprivation level. Rossendale will see an increase in Core Spending Power of 4.1%. This is before the impact of the Extended Producer Responsibility Funding. Whilst the additional funding is welcomed, following years of austerity and with the 2025/26 pay award average increase being 3.2%, and indications that 2026/27 could be above inflation, this still leaves this Council with a significant, although decreasing, funding gap.

## 5. The Medium Term Financial Strategy

5.1 Taking into account the impact of the finance settlement, including an annual increase in Council Tax of 2.99% per annum, the 2026/27 net budget estimates, resources and future forecasts are as follows:

**Table 2**

	2026/27 Current budget	
	2026-27 £000	2027-28 £000
Draft Budget 26-7 with Inflation Pensions Agreed structure	14,530	14,550
Additional in year pressures WTS	250	(420)
Savings Proposals	(179)	(84)
<b>Revised Budget Estimates</b>	<b>14,601</b>	<b>14,046</b>
Estimated Funding:		
Council Tax (+2.99%)	6,985	7,262
Settlement Funding Assessment	4,931	5,080
Homelessness/Rough Sleeping	397	457
EPR	730	325
Recovery Grant	297	297
<b>Resources</b>	<b>13,340</b>	<b>13,421</b>
<b>Call on Reserves</b>	<b>(1,261)</b>	<b>(625)</b>
<b>Available Reserves</b>		
Brought Forward	6,948	5,687
Less to/(-)from reserves in year	(1,261)	(625)
<b>Carried Forward</b>	<b>5,687</b>	<b>5,062</b>

5.2 Changes in the base budget costs between 2025/26 and 2026/27 are as follows:

**Table 3**

<b>2026/27 Major Forecast Changes</b>	<b>£000</b>
1. Communities	148
2. Domestic Food Waste	550
3. Homelessness and Housing	575
4. IT Licensing	156
5. Local Government Reorganisation	313
6. Operations	1,125
7. Economic Regeneration	221
8. Identified Individual Departmental Pressures	229
<b>Total</b>	<b>3,317</b>

1. This will allow improvements to Anti-Poverty services and drive to increase participation in sport and activity.
2. Driven by the annual cost of implementing Domestic food waste collections as it will become a statutory duty from 1 April 2026.
3. In response to the Renters Rights Act 2025 which will come into force in May 2026, resource to assist with both Homelessness prevention and Landlord enforcement.
4. Software licence costs are significant and have contractual CPI increases applied annually.
5. Provision to contribute towards the Local Government Reorganisation Transformation costs.
6.
  - a) Remedial work to the cemeteries
  - b) Additional waste disposal cost in the termination of access to Whinney Hill.
  - c) Additional resource to identify and deal with the risk of diseased trees.
  - d) Investment in to parks and open spaces team to improve quality.
7. Given significant development works ongoing a small expansion to the size of the team and an investment into markets in the Borough.
8. Immaterial increases within services.

5.3 The savings proposals for 2026/27 onwards are set out below:

**Table 4**

<b>Budget Proposals</b>	<b>2026-27 £000</b>	<b>2027-28 £000</b>
<b>Income &amp; Efficiencies</b>		
Commercial rent from property	(35)	(20)
Markets	(20)	(10)
Allotments	(4)	(4)
Depots	(20)	-
<b>Staffing</b>		
Various Staffing Savings	(100)	(50)
	<b>(179)</b>	<b>(84)</b>

#### Description

- Review space and increase lets in Futures Park Business Centre and other council owned properties
- Savings whilst Bacup Market closed and increased income after markets refurbished
- Review usage of all allotment sites and ensure income optimization
- Review usage of depots

5.4 Based on the above, the draft budget book for 2026/27 is included at Appendix 2. Key assumptions are:

- Budget estimates:
  - Average pay award in 2025/26 is 3.2% (in line with the final pay award), budgeted 3% for 2026/27 and then 2% thereafter
  - Employers Pension Contribution – 9.1%, a significant reduction from the 14.6% that has been in place in the last review period. This is following the latest pension scheme valuation at which the scheme is showing a significant surplus.
  - Increased employer National Insurance contributions as dictated by the 2024 Autumn budget statement are no longer being 50% funded from Government as was the case in 2025/26
  - Council Tax increase – assumes 2.99% pa, this is the maximum the Council Tax Principles will allow for 2026/27.
  - NNDR baseline – the current assumption is as per the information provided by Third Party experts, LG Futures.
- Council tax to increase by 2.99% (2.99% in February 2025) with growth in the tax base included throughout the term of the MTFS.
- The Government's provisional settlement (December 2025) confirmed the NNDR baseline funding.
- NNDR:
  - The NNDR pool for Lancashire has now ceased.

## 6. Impact on Reserves

6.1 As shown in table 2 the forecast relies on the use of reserves to balance the budget throughout its lifespan. This is not a sustainable option and work is ongoing to generate additional income and savings. Table 2 also demonstrates the level of additional income/savings required to maintain the Council's minimum level of reserves.

6.2 Sections 32 and 43 of the Local Government Finance Act 1992 requires local authorities to consider the establishment and maintenance of reserves. These can be held for three main purposes:

- a working balance to help cushion the impact of uneven cash flows and avoid unnecessary temporary borrowing – this forms part of general reserves
- a contingency to cushion the impact of unexpected events or emergencies – this also forms part of general reserves
- a means of building up funds, often referred to as earmarked reserves, to meet known or predicted requirements; earmarked reserves are accounted for separately but legally remain part of the General Fund

In support of this requirement, and as part of the development of the budget for 2026/27, an assessment has been carried out to establish the minimum level of the General Fund Working Balance for this Council. Based on this assessment it is recommended that the minimum working balance should remain at £1.0m. At this level it represents circa 3% of the Council's gross revenue expenditure.

## 7. Council Tax for 2026/27

7.1 Cabinet will make its final recommendation for Full Council to approve on 4th March 2026. Other precepting authorities will announce their Council Tax charges as follows:

- Lancashire County Council – 26th February 2026
- Lancashire Fire & Rescue – 23rd February 2026
- Lancashire Police & Crime Commissioner – Early February 2026
- Whitworth Town Council – February 2026

7.2 The proposed Band D Council Tax for 2026/27 and the previous charge across Rossendale is as follows:

**Table 5**

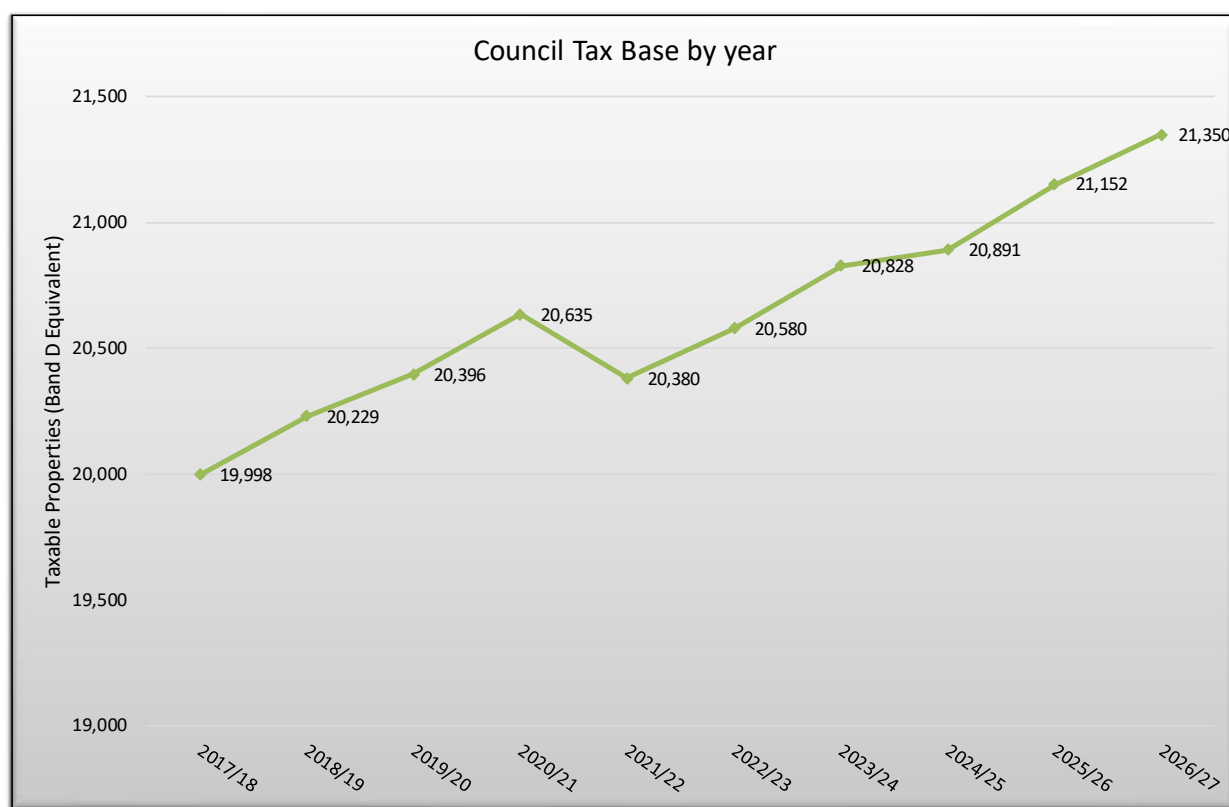
Precepting Body	% Increase	2025/26	2026/27	Increase £	% Share	2025/26	2026/27	Increase £
		Band D £	Band D £			Band A £	Band A £	
<b>Rossendale BC</b>	2.99%	<b>317.66</b>	<b>327.16</b>	9.50	13.0%	<b>211.77</b>	<b>218.11</b>	6.33
Lancashire County Council *	3.80%	1,735.79	1,801.75	65.96	71.6%	1,157.19	1,201.17	43.97
Combined Fire Authority *	£ 5.00	89.73	94.73	5.00	3.8%	59.82	63.15	3.33
Police & Crime Commissioner *	£ 14.00	277.40	291.40	14.00	11.6%	184.93	194.27	9.33
<b>Total (Excl' Whitworth)</b>	<b>9.63%</b>	<b>2,420.58</b>	<b>2,515.04</b>	94.46	100.0%	<b>1,613.72</b>	<b>1,676.69</b>	62.97
Whitworth Parish Council	24.76%	33.86	33.86					
<b>Total Whitworth Parish</b>	<b>9.82%</b>	<b>2,454.44</b>	<b>2,548.90</b>					

\* At the time of publication the 2026/27 rates have not yet been approved.

## 8. Council Tax Base

8.1 For 2026/27 the Council has seen 98 new properties added to the valuation list, with the majority of these being Band B properties. The Band D Tax base has increased by 198 properties – 0.93% to 21,350 Band D equivalents. The table below shows the growth trend.

**Table 6**



8.2 Any variation through actual billing will be reflected in the Collection Fund. The housing target for Rossendale is 321 per annum albeit there is no Band D equivalent published and with Rossendale's housing stock predominantly comprising properties in bands A to C.

## **9. Fees and Charges**

9.1 The annual budget requires that any changes to the council's fees and charges be approved by members. Unless there is commercial justification not to increase fees or an alternative statutory regulation, the proposal is to increase all fees and charges to ensure costs are being recovered. A full list of fees (including previous year comparisons) are included at Appendix 1.

## **10. Member Allowances**

10.1 Members are asked to note that allowances remain set as detailed in the Members Allowances Scheme.

## **11. Bridging the Council's future funding gap**

11.1 The council continues to face a funding gap for the future. Therefore, the council should continue to give consideration to:

- The future levels of Council Tax
- Maximising the returns from business rates revenue
- The council's ability to support non-statutory activities and partner/community organisations
- The future quality and standard of statutory service provision
- Any future efficiencies within services and ensuring support services are appropriate
- The council's ability to exploit new revenue generating opportunities
- Treasury management initiatives and maximising the strength of the council's balance sheet resources
- Ensuring any contract renewals are to the best advantage of the council.



## 12. RISK

In managing the council's budget the council is seeking to manage the following larger scale risks:

- 12.1 **Council Tax:** In setting the 2026/27 budget, members should continue to plan and give due regard to the continued financial challenges over the medium term. In particular, members should be aware of the future implications for the council's financial resources of any council tax freeze or any increase below the Governments' referendum trigger.
- 12.2 **Reserves:** The level of reserves is still an estimate until the external auditors sign off the previous years accounts. The ongoing audit crisis in the UK will lead to a level of uncertainty for an as yet undefined period but it is likely that this will continue for at least the next two years. Members should note that the 2026/27 budget proposals include the use of £1,261k from the Transitional reserve. The un-ringfenced reserves are the Transitional, General Fund and some Directorate reserves. An ongoing reliance on reserves to manage the medium term budget is unsustainable and this will require the council to seek future savings and income generation which members will need to support.
- 12.3 **Resources:** Although the Council continues to face significant financial pressures, the financial settlement is a three year settlement for the first time in a decade, this makes resource planning less difficult for this MTFS due to there being an element of financial certainty and stability.
- 12.4 **Funding gap:** The medium-term financial forecast indicates the Council has identified additional income or savings of c£179k in 2026/27 reducing to £84k annually in 2027/28. Members must continue to give due consideration as to how they are to bridge the annual deficit going forward, in order to continue to produce legally balanced budgets for the future.
- 12.5 **NNDR arrangements for 2026/27:** The Government has announced that the Business Rates arrangements for 2026/27 feature a major revaluation, multi-tiered multipliers and specific transitional and supporting relief schemes. The previous two tiered multiplier system will be replaced by five different multipliers based on property value and type (retail, hospitality and leisure). The temporary reliefs from previous years will end and be replaced by permanently lower multipliers for these industries. A new transitional relief has been announced and an expanded Supporting Small Business scheme to help businesses following bill increases as a result of revaluation.
- 12.6 The Lancashire Business Rates Pool of which Rossendale BC has been a member for a number of years has now ceased.
- 12.7 **Pay:** The 2025/26 pay award amounted to 3.2% increase for this Council. Since the agreement of this pay settlement inflationary pressures and interest rates have fallen, therefore the budget assumes a 3% pay award for 2026/27 and 2% for 2027/28. The budget also assumes, as in previous years a saving as a result of natural staff turnover and the vacancy saving this creates, this is set at £100k pa. Whilst this is a challenging target, it is achievable and will be closely monitored
- 12.8 **Capital:** Members need to be aware of the impact the increased number of capital schemes and expenditure will have on the MTFS in future years. Capital expenditure has to be paid for through the revenue budget spread across the life of the asset, this is called the Minimum Revenue Provision (MRP). The MRP charged to the revenue budget in 2026/27 based on the estimated capital expenditure is c£705k, however based on current schemes this rises to c£940k by 2027/28. This places additional pressure on the MTFS.
- 12.9 **Rossendale Leisure Trust (RLT):** The Trust has made great strides over the last two years in managing leisure operations within budget and continues to live within the agreed headroom

that was approved as part of the previous leisure review in 2023.

At the time of the Council owned leisure assets and the operations of Rossendale Leisure Trust are under a more focused review by a leading leisure consultancy firm with a view to shaping a sustainable leisure offer for the borough.

It is expected that there will be some investment and operational decisions that will be necessary following the outcome of this review which will drive the ongoing sustainability of the Leisure offer in Rossendale and reduce the risk to the Council.

There is a provision in the proposed 2026/27 revenue and capital budgets to support any decisions arising. The exact quantum is as yet unknown pending the decisions arising from the outcome of the review and potential match and third-party funding opportunities, but it is felt that the provision is sufficient for the current time. Should any further funding be required, that would be a decision for Full Council either in year or as part of a subsequent budget setting round.

**12.10 Temporary Accommodation:** The current demand for temporary accommodation is placing significant pressure on the Council's revenue budget. Whilst the Council claims Housing Benefit towards the cost, this only covers c20% of the expenditure. The Housing Options team are working hard to reduce costs wherever possible and the Council is investigating longer term solutions. During 2025/26 two additional properties have been purchased by RBC to provide temporary accommodation and it is hoped to purchase an additional eight properties in 2026/27 and this has been built into the Capital budget. This could potentially reduce the shortfall in subsidies received for Housing benefits.

**12.11 Corporate Risk register:** The register includes risks around the MTFS, Sustainable Workforce and the Leisure Trust. The MTFS is currently an "amber" risk, in light of this current MTFS update it is recommended that the current risk rating is retained.

### 13. Section 25 Report

**13.1** As part of the final recommendations to Full Council, Section 25 of the Local Government Act (2003) places a requirement on the Section 151 Officer to advise councillors during the budget process on "the robustness of the estimates made for the purposes of the budget calculations and the adequacy of the proposed financial reserves", which includes a financial resilience statement. This provision is designed to ensure that members have information which will support responsible financial management over the longer term.

**13.2** The Director of Resources (as the officer designated under Section 151 of the Local Government Act 1972) has produced the following statements in respect of the proposed budget for 2026/27:

- Acknowledging the contents of this report and setting this within the wider control framework and financial management arrangements within the council, it is my opinion that the estimates have been prepared and reviewed utilising the most up to date and accurate information available and that all assumptions made are reasonable in the current climate. I therefore consider the Council's budget for 2026/27 to be robust.
- I am of the view that the Council is pursuing a sound financial strategy in the context of the challenging financial position. However, there remains a high level of uncertainty. The Cabinet and Corporate Management Team will be working to firm up the 2026/27 savings proposals and formulate the plans for identifying the additional savings requirement during 2026 and will continue monitoring the current economic position.
- In relation to financial reserves, the levels continue to be closely monitored and if the savings/income generation schemes set out in table 2 are achieved the level of reserves is adequate for the lifetime of this forecast. However, if the savings are not achieved or the additional income isn't generated the Council's reserves will be negatively impacted by any shortfall.

**14. SECTION 151 OFFICER COMMENTS (FINANCE)**

- 14.1 The key financial matters are dealt with throughout this report. The decision to increase Council Tax is a Member decision. In making their decision Members should give consideration of the deficit facing the council over the medium term. Given the council’s future deficit an increase of 2.99% in Council Tax is strongly recommended by the s.151 officer. Any change to Council Tax below the maximum allowed, has an ongoing and cumulative negative impact on future year resources.
- 14.2 The council continues to face a funding gap challenge despite the savings and income generation work already completed this year and in previous years. The council has a statutory duty to produce annually a balanced budget and it is legally bound to find a solution to the future funding gap. There are also some higher risk assumptions in the forecast. Ultimately the use of reserves to balance the funding gap, although legal, is both finite and financially not a sustainable approach to managing the budget in the long-term.
- 14.3 Given the 2026/27 cost base and the financial gap over the longer term the council needs to continue to develop plans to reduce its net cost base in order to avoid reliance on limited reserves and to deal with the future resource deficit. The key messages for the medium term continue to be:
- Council must continue to increase Council Tax in line with the Government’s maximum thresholds.
  - Council must give further consideration to either reduce costs or increase revenue.
  - There remains uncertainty of future funding levels given the local Government finance policy statement of December 2025 including a new approach to targeting funding and a review of the business rates system.
  - The impact and timing of any Local Government reorganisation could have further impacts on the revenue budget prior to the proposed transfer to a new unitary authority in 2028.

**15. MONITORING OFFICER COMMENTS (LEGAL)**

- 15.1 The council must calculate and approve its Council Tax Requirement annually for the forthcoming financial year in accordance with s32 and s43 of the Local Government Finance Act 1992 (LGFA 1992). Section 25 of the Local Government Act (2003) also requires the officer having responsibility for the administration of the council’s financial affairs, to report to the council on the robustness of the budget estimates and adequacy of financial reserves when determining its budget requirement under the Local Government Finance Act 1992. This report discharges this responsibility.

**16. INTEGRATED IMPACT ASSESSMENT IMPLICATIONS**

- 16.1 Not Applicable

**17. POLICY/STRATEGY FRAMEWORK IMPLICATIONS**

- 17.1 The Equality Act (2010) requires the council to have due regard in the exercising of its functions to eliminate discrimination, advance equality of opportunity and foster good relations between people who share a relevant protected characteristic and those who do not share it. Equality impact assessments will be carried out where necessary on any savings proposal. The duty to inform, consult or involve requires that the council must involve communities and those directly affected at the most appropriate and proportionate level in ‘routine functions, in addition to one-off decisions.’ Consultation took place with:
- Cabinet and Management Team – November and December 2025 and January 2026
  - Members – December 2025 and January 2026

- Public (via social media and the council's website) – January and February 2026
- Overview & Scrutiny - February 2026

## **18. LOCAL GOVERNMENT REORGANISATION IMPLICATIONS**

18.1 A decision has been made in 2026/27 at the time of writing, to produce a two year MTFS due to local government reorganisation.

18.2 A provisional sum for transitional costs has been included in the budget.

## **19. BACKGROUND PAPERS**

19.1 Revenue Budget 2026/27 and the MTFS update being reported to O&S in February 2026.



# Fees and Charges 2026/27

*Council may from time to time revise fees and charges partway through a financial year*

## **Trade Waste**

<b><u>Trade Waste</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Cost per annum one pick up a week size of bin		
140ltr	£368.00	£385.00
240ltr	£551.00	£575.00
500ltr	£761.00	£790.00
660ltr	£945.00	£980.00
770ltr	£1,050.00	£1,090.00
1100ltr	£1,103.00	£1,145.00

<b><u>Schools/ Charities</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Cost per annum one pick up a fortnight size of bin		
55 - 140ltr Bin, Bag or Box	£184.00	£195.00
240ltr	£275.50	£290.00
500ltr	£380.50	£395.00
660ltr	£472.50	£490.00
770ltr	£525.00	£545.00
1100ltr	£551.50	£575.00

<b><u>Trade Recycling</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Cost per annum - fortnightly collection size of bin		
55 - 140ltr Bin, Bag or Box	£79.00	£85.00
240ltr	£100.00	£105.00
500ltr	£168.00	£175.00
660ltr	£205.00	£215.00
770ltr	£231.00	£240.00
1100ltr	£278.00	£290.00

<b><u>Food Waste</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
140ltr weekly collection	£250.00	£260.00
240ltr weekly collection	£350.00	£365.00
23 Caddy weekly collection	n/a	£190.00

<b><u>Sacks etc</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Grey Sacks (includes VAT) (50 pack)	£315.00	£330.00
Blue Sacks (50 pack)	£79.00	£85.00
Aqua Sacks (50 pack)	£79.00	£85.00

## **Bulky Collections**

<b><u>Bulky Collection Charges</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
1 item (furniture and electrical items)	£22.00	£25.00
2 items (furniture and electrical items)	£34.00	£37.00
3 items (furniture and electrical items)	£45.00	£49.00
4 items (furniture and electrical items)	£57.00	£61.00
5 items (furniture and electrical items)	£68.00	£73.00
6 items (furniture and electrical items)	£80.00	£85.00
7 items (furniture and electrical items)	£91.00	£97.00
8 items (furniture and electrical items)	£103.00	£109.00
9 items (furniture and electrical items)	£114.00	£121.00
10 items (furniture and electrical items)	£126.00	£133.00
<b>Price per additional item</b>	<b>£10 per item thereafter</b>	<b>£12 per item thereafter</b>

<b><u>Bins &amp; Sacks</u></b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
New Bin Delivery	£41.00	£45.00

<b>Garden Waste</b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Garden Waste (yearly fee)	£48.00	£50.00
Additional bin subscribed at same time		£30.00

### **No charges for the following Bins**

Blue - Glass, Cans & Plastics

Grey - Paper & Cardboard

**Parks and Playing Fields**

	2025/26 Charge	2026/27 Charge
<b>Letting of Sites (Per Day)</b>		
Moorlands Park	£270.00	£280.00
Stubbylee Park	£270.00	£280.00
Victoria Park	£270.00	£280.00
Maden Recreation Ground	£270.00	£280.00
Fairview	£270.00	£280.00
All Other Playing Fields	£141.00	£150.00

**Parks and Playing Fields**

	2025/26 Charge	2026/27 Charge
<b>Memorials / Dedications</b>		
<b>Trees</b>		
Standard option	£265.00	£275.00
Own selected species	Upon request	Upon request
<b>Benches</b>		
Standard	£1,097.00	£1,140.00
Ornate	£1,349.00	£1,400.00



## Cemeteries

	2025/26 Charge	2026/27 Charge
Purchase of right of burial in numbered grave space	£1,400.00	£1,450.00
Purchase of right of burial in numbered grave space (outside of the Borough)	£1,664.00	£1,722.00
Transfer of Grant	£84.00	£87.00
<b>Right to fix a headstone or monument</b>		
Headstone	£257.00	£266.00
Kerb Stones	£625.00	£647.00
Inscriptions	£68.00	£70.00
Vase / Plinth and Tablets	£121.00	£125.00
<b>Interments</b>		
Earth Grave & Grave Dressing (resident of the Borough)	£1,144.00	£1,184.00
Earth Grave & Grave Dressing (non resident of the Borough)	£1,733.00	£1,794.00
Vault – Constructions costs + 5% (+ VAT)	£1,386.00	£1,435.00
Vault – Interments	£1,260.00	£1,304.00
Vault – Interments (non resident of the Borough)	£1,822.00	£1,886.00
Interment of Ashes	£273.00	£283.00
Interment of ashes (non resident of the borough)	£346.00	£358.00
Scattering of Ashes	£55.00	£57.00
Bricking of grave to coffin height (additional fee)	£236.00	£244.00
<b>Ashes Chambers (Rawtenstall, Bacup &amp; Haslingden)</b>		
Purchase of Exclusive Right of Burial in Chamber	£877.00	£908.00
Interment of ashes in chamber	£310.00	£321.00
<b>Miscellaneous Charges</b>		
Copy of Regulations and Charges	£12.00	£12.00
Search Fee	£51.00	£53.00
Duplicate Grave Deed	£81.00	£84.00
Use of Chapel	£197.00	£204.00
<b>Garden of Remembrance / Whitworth</b>		
Reserving Space	£43.00	£45.00
Interment of Ashes	£68.00	£70.00
Headstone in above.	£73.00	£76.00
Supply of Engraved Plaque (excluding VAT)	£186.00	£193.00
<b>Supply of Memorial Tree</b>	£473.00	£490.00
New Bench including Plaque	£1,575.00	£1,635.00

## Environmental Health

<b>Food Safety</b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Export Certificate	<b>£66.00</b>	<b>£68.00</b>
Re-inspections of business operators for food hygiene rating	<b>£184.00</b>	<b>£190.00</b>
Private water supplies - Risk Assessment	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Sampling	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Investigation	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Granting Authorisation	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Analysing a sample under Regulation 10	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Analysing a check monitoring sample	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
Private water supplies - Analysing an audit monitoring sample	£58 per hour or any part there of, plus £13.00 per invoiced Household	£60 per hour or any part there of, plus £14.00 per invoiced Household
<b>Health &amp; Safety</b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Skin Piercing - premises	<b>£220.00</b>	<b>£228.00</b>
Skin Piercing - persons	<b>£220.00</b>	<b>£228.00</b>
Factual report to solicitors / injured person	<b>£347.00</b>	<b>£359.00</b>

## Environmental Health

Pollution Health & Housing	2025-26 Charge	2026/27 Charge
LAPC & LAPPC Fees	<b>As Prescribed</b>	<b>As Prescribed</b>
Environmental Information Regulation enquires	<b>£95 per hour</b> (minimum 1 hour)	<b>£100 per hour</b> (minimum 1 hour)
List of permitted processes	<b>£61.00</b>	<b>£63.00</b>
Enquires related to public register of permitted processes	<b>£95 per hour</b> <b>(minimum 1 hour)</b>	<b>£100 per hour</b> (minimum 1 hour)
Contaminated Land Enquires	<b>£104</b> (1st hour), <b>£52</b> per additional half hour)	<b>£109</b> (1st hour), <b>£55</b> per additional half hour)
Any Default works	<b>Hourly rate of officer involved + 17.12% of external works costs</b> (min £16 and max £525 per household)	<b>Hourly rate of officer involved + 17.12% of external works costs</b> (min £16 and max £525 per household)
UK House inspections	<b>£149.00</b>	<b>£155.00</b>
HMO License	<b>New Application</b> <b>Part A £719.70</b> <b>Part B £279.50</b> <b>Renewal</b> <b>Part A £700.70</b> <b>Part B £279.50</b>	<b>New Application</b> <b>Part A £719.70</b> <b>Part B £279.50</b> <b>Renewal</b> <b>Part A £700.70</b> <b>Part B £279.50</b>
Housing Act 2004 Notices not including Variations and Revocations	Up to Statutory Maximum of £525	Up to Statutory Maximum of £525
Housing Act 2004 Revocation or Variation of Notice	Officer Time at £50 per hour	Officer Time at £50 per hour
The Smoke and Carbon Monoxide Alarm (England) Regulations 2016 Penalty Charge (not exceeding £5000) Reg 8	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.
<b>Scrap Metal</b>		
Dealers 3 year Licence	<b>£510.00</b>	<b>£528.00</b>
Mobile Collections 3 year Licence	<b>£397.00</b>	<b>£411.00</b>
Variations	<b>£74.00</b>	<b>£77.00</b>
Replacement licences	<b>£57.00</b>	<b>£59.00</b>

### **Gambling Act Licences**

<b>Activity</b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
Bingo Hall – New Licence	£1,979.00	£2,040.00
Bingo Hall – Non Fast Track	£1,838.00	£1,750.00
Bingo Hall – Annual Fee	£1,050.00	£1,000.00
Bingo Hall – Variations	£1,838.00	£1,750.00
Bingo Hall – Reinstatement of Licence	£1,260.00	£1,200.00
Bingo Hall – Provisional statement	£1,190.00	£2,080.00
Bingo Hall – Transfer	£595.00	£615.00
Betting Shop – New Application	£1,765.00	£1,818.00
Betting Shop – Annual Fee	£630.00	£600.00
Betting Shop – Variations	£1,575.00	£1,500.00
Betting Shop – Reinstatement	£1,155.00	£1,200.00
Betting Shop – Provisional Statement	£2,100.00	£1,855.00
Betting Shop – Transfer	£1,260.00	£1,200.00
Adult Gaming Centre – New Application	£1,402.00	£1,445.00
Adult Gaming Centre – Annual Fee	£1,050.00	£1,000.00
Adult Gaming Centre – Variations	£1,050.00	£1,000.00
Adult Gaming Centre – reinstatement of licence	£1,260.00	£1,200.00
Adult Gaming Centre – provisional licence	£2,100.00	£2,000.00
Adult Gaming Centre – transfer	£1,260.00	£1,200.00
Family Entertainment Centre – New Application	£1,393.00	£1,435.00
Family Entertainment Centre – Annual Fee	£788.00	£750.00
Family Entertainment Centre – Variations	£788.00	£812.00
Family Entertainment Centre – reinstatement of	£997.00	£950.00
Family Entertainment Centre – provisional statement	£2,100.00	£2,000.00
Family Entertainment Centre – Transfer	£997.00	£950.00

### Street Trading

Licence	Details	2025/26 Charge	Notes
Street Trading Consent - 12 mth consent	New	£100.00	Application Fee. A further £353 will be charged for issue of consent (below)
Street Trading Consent - 12 mth consent	New	£353.00	Issue fee
Street Trading Consent - 12 mth consent	Renewal	£452.00	
Street Trading Consent - 14 day consent	New	£100.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
Variation of Street Trading Consent	Variation	£0.00	
Change of personal details		£0.00	
Change in employee details		£0.00	
Copy of street trading consent		£0.00	

2026/27 Charge	Notes
£105.00	Application Fee. A further £353 will be charged for issue of consent (below)
£370.00	Issue fee
£470.00	
£105.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
£0.00	
£0.00	
£0.00	
£0.00	

### Second Hand Goods Dealers Fees

Licence	Details	2025/26 Charge	
Second hand Goods Dealer Registration	Registration	£110.00	
Copy registration certificate	Copy certificate	£0.00	

2026/27 Charge	
£115.00	
£0.00	

### Other

Licence	Details	2025/26 Charge	
Sex Shop	New	£3,446.00	

2026/27 Charge	
£3,570.00	

## Animal Welfare

Item	Application Fee	Licence Fee	2025/26 Charge	Application Fee	Licence Fee	2026/27 Charge	NOTES
Keeping or Training Animals for exhibition	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Selling animals as Pets	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Doggy Day Care	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Hiring out Horses	£161.00	£297.00	£458.00	£170.00	£310.00	£480.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£161.00	£297.00	£458.00	£170.00	£310.00	£480.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£193.00	£310.00	£503.00	£200.00	£325.00	£525.00	Additional vet fees apply and charged separately prior to issue of licence
Boarding for cats	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Boarding dogs in kennels	£127.00	£288.00	£415.00	£135.00	£300.00	£435.00	
Home Boarders (Single Dwelling)	£119.00	£300.00	£419.00	£125.00	£315.00	£440.00	
Arranging boarding/day care where agent not boarding themselves	£262.00	£304.00	£566.00	£275.00	£315.00	£590.00	
Additional fee for every 1 host	£58.00	£32.00	£90.00	£65.00	£35.00	£100.00	
Arranging boarding/day care where Host has to apply in own right	£324.00	£300.00	£624.00	£340.00	£315.00	£655.00	
Add additional activity to existing licence	£93.00	£0.00	£93.00	£100.00	£0.00	£100.00	
Licence issue (copy licence or following variation)	£15.00	£0.00	£15.00	£20.00	£0.00	£20.00	
Appeal Fee	£86.00	£0.00	£86.00	£90.00	£0.00	£90.00	£43 refunded if appeal results in a higher star rating
Re-score Request	£65.00	£0.00	£65.00	£70.00	£0.00	£70.00	
Missed vet or inspector appointment fee	£55.00	£0.00	£55.00	£60.00	£0.00	£60.00	Where appointment arranged but inspection cannot be undertaken for any reason
Zoo Licence	£195.00	£195.00	£390.00	£205.00	£205.00	£410.00	Additional vet fees apply and charged separately prior to issue of licence
Dangerous Wild Animals Licence	£91.00	£91.00	£182.00	£95.00	£95.00	£190.00	Additional vet fees apply and charged separately prior to issue of licence

## Primate Licensing

Licence	Details
New application fee *	3 year licence
Licence fee - 1st issue *	3 year licence
<b>Total</b>	

Renewal application fee (no changes from initial application) *	3 year licence
Renewal issue fee - 1st issue (no changes to initial application) *	3 year licence
<b>Total</b>	

New application fee *	1 year licence
Licence fee *	1 year licence
<b>Total</b>	

<b>Variation to reduce the number of primates of same species (during the period of the existing licence)</b>	
<b>Variation to increase the number of primates of the same species (during the period of the existing licence) *</b>	

<b>Change of licence holder name through marriage/divorce/deed poll</b>	
Copy of licence	
Pre-application advice visit	

2025/26 Charge	Notes
n/a	
n/a	

n/a	
n/a	

n/a	
n/a	

n/a	
n/a	

n/a	
n/a	
n/a	

2026/27 Charge	Notes
£375.00	Application fee. Further licence fee payable if application granted. Plus vets/inspector fees where necessary
£345.00	First issue of 3 year licence - includes interim inspections and enforcement costs.
<b>£720.00</b>	

£335.00	Application fee. Further licence fee payable if application granted. Plus vets/inspector fees where necessary
£325.00	First issue of renewal licence - includes interim inspections and enforcement costs.
<b>£660.00</b>	

£150.00	Application fee. Further licence fee payable if application granted. Plus vets/inspector fees where necessary
£140.00	Issue of 1 year licence - includes interim inspections and enforcement costs.
<b>£290.00</b>	

£55.00	
£205.00	Plus vets/inspector fees where necessary

£17.50	
£27.00	
£350.00	

\* vets/inspector fees will apply seperately as and where necessary

**Taxi Licensing**

	2025-26 Charge	2026/27 Charge
Hackney Carriage Driver Licence (Renewal) 3 years	£259	£270.00
Hackney Carriage Driver New Licence (Renewal) 3 years	£259	£270.00
Hackney Carriage Vehicle Licences	£212	£220.00
Electric Hackney Carriage Vehicle Licenses		£0.00
Hackney Carriage Vehicle Licence (Renewal)	£212	£220.00
Private Hire Vehicle Licence	£212	£220.00
Electric Private Hire Vehicle Licence		£0.00
Private Hire Vehicle Licence (Renewal)	£212	£220.00
Private Hire Driver Licence 3 years	£259	£270.00
Private Hire New Driver License 3 years	£259	£270.00
Private Hire Operators License 5 years	£446	£465.00
Private Hire Operators License 3 years	£321	£335.00
Private Hire Operators License 1 year	£196	£205.00
Driver/ Vehicle/ Operator License only	No charge	No charge
Copy documents	No charge	No charge
Re-booking Fee	£35	£35
Basic Skills Assessment / Policy Knowledge Test	£70	£70
Change of Vehicle	£42	£42
Replacement Door Stickers (each)	£8	£8
Replacement ID Plate	£13	£13
Replacememnt ID Badge	£5	£5
Lanyard	£2	£2



<b>Premises Liquor Licences</b>  The cost premises licences are determined in accordance with the Licensing Act 2003 and the regulations made therein. Local Authorities have no discretion in this matter.	Rateable Value	Band	Band
	Rateable < £4,300	A	A
	£4,300 to £33,000	B	B
	£33,001 to £87,000	C	C
	£87,001 to £125,000	D	D
	£125,001 and above	E	E
Licence	Description	2025/26 Charge	2026/27 Charge
Premises Licence - Alcohol Band A	New	£100.00	£100.00
Premises Licence - Alcohol Band B	New	£190.00	£190.00
Premises Licence - Alcohol Band C	New	£315.00	£315.00
Premises Licence - Alcohol Band D	New	£450.00	£450.00
Premises Licence - Alcohol Band E	New	£635.00	£635.00
Premises Licence - NO Alcohol Band A	New	£100.00	£100.00
Premises Licence - NO Alcohol Band B	New	£190.00	£190.00
Premises Licence - NO Alcohol Band C	New	£315.00	£315.00
Premises Licence - NO Alcohol Band D	New	£450.00	£450.00
Premises Licence - NO Alcohol Band E	New	£635.00	£635.00
Club Premiese Certificate - Alcohol Band A	New	£100.00	£100.00
Club Premiese Certificate - Alcohol Band B	New	£190.00	£190.00
Club Premiese Certificate - Alcohol Band C	New	£315.00	£315.00
Club Premiese Certificate - Alcohol Band D	New	£450.00	£450.00
Club Premiese Certificate - Alcohol Band E	New	£635.00	£635.00
Club Premiese Certificate - NO - Alcohol Band A	New	£100.00	£100.00
Club Premiese Certificate - NO - Alcohol Band B	New	£190.00	£190.00
Club Premiese Certificate - NO - Alcohol Band C	New	£315.00	£315.00
Club Premiese Certificate - NO - Alcohol Band D	New	£450.00	£450.00
Club Premiese Certificate - NO - Alcohol Band E	New	£635.00	£635.00
Premises Licence - Alcohol Band A	Annual Fee	£70.00	£70.00
Premises Licence - Alcohol Band B	Annual Fee	£180.00	£180.00
Premises Licence - Alcohol Band C	Annual Fee	£295.00	£295.00
Premises Licence - Alcohol Band D	Annual Fee	£320.00	£320.00
Premises Licence - NO Alcohol Band A	Annual Fee	£70.00	£70.00
Premises Licence - NO Alcohol Band B	Annual Fee	£180.00	£180.00
Premises Licence - NO Alcohol Band C	Annual Fee	£295.00	£295.00
Premises Licence - NO Alcohol Band D	Annual Fee	£320.00	£320.00
Premises Licence - NO Alcohol Band E	Annual Fee	£350.00	£350.00
Copy premises Licence or summary	Section 25	£10.50	£11.00
Provisional Statement	Section 29	£315.00	£315.00
Notification of Change of Name or address - premise Licence	Section 33	£10.50	£11.00
Variation of DPS	Section 37	£23.00	£23.00
Transfer Premises Licence	Section 42	£23.00	£23.00
Interim Authority Notice	Section 47	£23.00	£23.00
Copy club premises certificate or summary	Section 79	£10.50	£11.00
Notification of Change of Name or alteration of rules	Section 82	£10.50	£11.00
Change of registered address of club	Section 83	£10.50	£11.00
Temporary Event Notice	Section 100	£21.00	£21.00
Copy Temporary Event Notice	Section 100	£10.50	£11.00
Personal Licence	New	£37.00	£37.00
Personal Licence	Renewal	£37.00	£37.00
Copy personal Licence	Section 126	£10.50	£11.00
Notification of change of name or address - personal Licence	Section 127	£10.50	£11.00
Notification of interest	Section 178	£21.00	£21.00

## Planning Applications

The planning application costs are determined in accordance with the Town and Country Planning Regulations 2012. Local Authorities have no discretion in this matter.

All Outline Applications		2025/26 Charge	20% fixing broken Hsg Mrkt element
Site Area	Less than 0.5 Hectares	£588 per 0.1 hectare (or part thereof)	£118
Site Area	At least 0.5 Hectares but not more than 2.5 Hectares	£635 per 0.1 Hectare (or part thereof)	£106
Site Area up to a maximum fee of £150,000	More than 2.5 hectares	£15,695 + £189 per 0.1 hectare (or part thereof)	£3,139 + £38

Householder Applications		2025/26 Charge	20% fixing broken Hsg Mrkt element
Alterations/extensions to a <b>single dwelling</b> , including works within boundary	Single dwelling (excluding flats)	£262	£44

Full Applications (and First Submissions of Reserved Matters)		2025/26 Charge	20% fixing broken Hsg Mrkt element
<b>Erection of dwellings</b>			
Permission in Principle		£512 for each 0.1 hectare	£85
Alterations/extensions to <b>two or more dwellings</b> , including works within boundaries	Two or more dwellings (or one or more flats)	£588	£98
<b>New dwellings</b> (up to and including 50)	New dwellings (At least 10 but not more than 50)	£635 per dwelling	£106
<b>New dwellings</b> (for <i>more</i> than 50)	New dwellings (more than 50)	£31,385 + £189 per additional dwelling to a maximum of £411,885	£5,231 + £32
<b>Erection of buildings</b> (not dwellings, agricultural, glasshouses, plant nor machinery):			
Increase of floor space	No increase in gross floor space or no more than 40m <sup>2</sup>	£298	£50
Increase of floor space	More than 40m <sup>2</sup> but no more than 1000m <sup>2</sup>	£588 for each 75m <sup>2</sup> or part thereof	£98
Increase of floor space	More than 1000m <sup>2</sup> but no more than 3,750m <sup>2</sup>	£635 for each 75m <sup>2</sup> or part thereof	£106
Increase of floor space	More than 3,750m <sup>2</sup>	£31,385 + £189 for each additional 75m <sup>2</sup> in excess of 3750 m <sup>2</sup> to a maximum of £411,885	£5,231 + £32
<b>The erection of buildings</b> (on land used for agriculture for agricultural purposes)			
Site area	Not more than 465m <sup>2</sup>	£122	£20
Site area	More than 465m <sup>2</sup> but not more than 540m <sup>2</sup>	£588	£98
Site area	More than 540m <sup>2</sup> but not more than 1,000m <sup>2</sup>	£588 for first 540m <sup>2</sup> + £588 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup>	£98 + £98
Site area	More than 1,000m <sup>2</sup> but not more than 4,215m <sup>2</sup>	£5,077 + £635 for each 75m <sup>2</sup> (or part thereof) in excess of 1000m <sup>2</sup>	£846 + £106
Site area	More than 4,215m <sup>2</sup>	£31,385 + £189 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £411,885	£5,231 + £32

Erection of glasshouses (on land used for the purposes of agriculture)		2025/26 Charge	20% fixing broken Hsg Mrkt element
Floor space	Not more than 465m <sup>2</sup>	£122	£20
Floor space	More than 465m <sup>2</sup>	£3,280	£547
<b>Erection/alterations/replacement of plant and machinery</b>			
Site area	Less than 1 Hectare	£588 for each 0.1 hectare (or part thereof)	£98
Site area	At least 1 hectare but no more than 5 hectares	£635 for each 0.1 hectare (or part thereof)	£106
Site area	More than 5 hectares	£31,385 + additional £189 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £411,885	£5,231 + £32

2026/27 Charge	20% fixing broken Hsg Mrkt element
£610 per 0.1 hectare (or part thereof)	£125
£660 per 0.1 Hectare (or part thereof)	£110
£16,245 + £200 per 0.1 hectare (or part thereof)	£3,250 + £40

2026/27 Charge	20% fixing broken Hsg Mrkt element
£275	£50

2026/27 Charge	20% fixing broken Hsg Mrkt element
£530 for each 0.1 hectare	£90
£610	£105
£660 per dwelling	£110
£32,485 + £200 per additional dwelling to a maximum of £426,305	£5,415 + £35
£310	£55
£610 for each 75m <sup>2</sup> or part thereof	£105
£660 for each 75m <sup>2</sup> or part thereof	£110
£32,485 + £200 for each additional 75m <sup>2</sup> in excess of 3750 m <sup>2</sup> to a maximum of £426,305	£5,415 + £35
£130	£25
£610	£105
£610 for first 540m <sup>2</sup> + £610 for each 75m <sup>2</sup> (or part thereof) in excess of 540m <sup>2</sup>	£105 + £105
£5,255 + £660 for each 75m <sup>2</sup> (or part thereof) in excess of 1000m <sup>2</sup>	£880 + £110
£32,485 + £200 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £426,305	£5,415 + £35

2026/27 Charge	20% fixing broken Hsg Mrkt element
£130	£25
£3,395	£570
£610 for each 0.1 hectare (or part thereof)	£105
£660 for each 0.1 hectare (or part thereof)	£110
£32,485 + £200 for each 75m <sup>2</sup> (or part thereof) in excess of 4,215m <sup>2</sup> up to a maximum of £426,305	£5,415 + £35

Applications other than Building Works		2025/26 Charge	20% fixing broken Hsg Mrkt element
Car parks, service roads or other accesses	For existing uses	£298	£50
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)			
Site area	Not more than 15 hectares	£321 for each 0.1 hectare (or part thereof)	£54
Site area	More than 15 hectares	£47,963 + £189 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £107,090	£7,994 + £32
Operations connected with exploratory drilling for oil or natural gas			
Site area	Not more than 7.5 hectares	£698 for each 0.1 hectare (or part thereof)	£116
Site area	More than 7.5 hectares	£52,269 + additional £207 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £411,885	£8,712 + £35
Other operations (winning and working of minerals)			
Site area	Not more than 15 hectares	£353 for each 0.1 hectare (or part thereof)	£59
Site area	More than 15 hectares	£52,886 + additional £207 for each 0.1 in excess of 15 hectare up to a maximum of £107,090	£8,814 + £35
Other operations (not coming within any of the above categories)			
Site area	Any site area	£298 for each 0.1 hectare (or part thereof) up to a maximum of £2,578	£50

2026/27 Charge	20% fixing broken Hsg Mrkt element
£310	£55
£333 for each 0.1 hectare (or part thereof)	£60
£49,645 + £200 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £110,840	£8,275 + £35
£725 for each 0.1 hectare (or part thereof)	£125
£54,100 + additional £215 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £426,305	£9,020 + £40
£370 for each 0.1 hectare (or part thereof)	£65
£54,740 + additional £215 for each 0.1 in excess of 15 hectare up to a maximum of £110,840	£9,125 + £40
£109 for each 0.1 hectare (or part thereof) up to a maximum of £2,670	£55

Lawful Development Certificate		2025/26 Charge	20% fixing broken Hsg Mrkt element
LDC – Existing Use - in breach of a planning condition		Same as Full	
LDC – Existing Use LDC - lawful not to comply with a particular condition		£298	£50
LDC – Proposed Use		Half the normal planning fee	
Reserved Matters			
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £588 due	£98
Approval/Variation/discharge of condition			
Removal or variation of a condition (to develop land without compliance with conditions previously attached)		£86 per request for Householder, £2,000 per request for Major, any other case £586 per request	£14 + £333 + £68
Discharge of condition(s) – Approval of details and/or confirmation that one or more planning conditions have been complied with.		£86 per request for Householder otherwise £298 per request	£14 + £50
Request for confirmation that one or more planning conditions have been complied with		£86 per request for Householder otherwise £298 per request	£14 + £50
Change of Use of a building to use as one or more separate dwellinghouses, or other cases			
Number of Dwellings	Less than 10 Dwellings	£588 for each	£98
Number of Dwellings	At least 10 but not more than 50 dwellings	£635 for each	£106
Number of Dwellings	More than 50 dwellings	£31,385 + £189 for each in excess of 50 up to a maximum of £411,885	£5,231 + £32
Other Changes of Use of a building or land		£588	£98
Advertising			
Relating to the business on the premises		£168	£28
Advance signs which are not situated on or visible from the site, directing the public to business		£168	£28
Other advertisements		£588	£98

2026/27 Charge	20% fixing broken Hsg Mrkt element
Same as Full	
£310	£55
Half the normal planning fee	
Full fee due or if full fee already paid then £610 due	£105
£90 per request for Householder, £2,070 per request for Major, any other case £610 per request	£15 + £345 + £75
£90 per request for Householder otherwise £310 per request	£15 + £55
£90 per request for Householder otherwise £310 per request	£15 + £55
£610 for each	£105
£660 for each	£110
£32,485 + £200 for each in excess of 50 up to a maximum of £426,305	£5,415 + £35
£610	£105
£175	£30
£175	£30
£610	£105

Prior Approval Applications (under permitted development rights)		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Agricultural and Forestry buildings & operations or demolition of buildings		£240	£40	£250	£45
Electronic communications (Part 16 Class A).		£588	£98	£610	£105
Proposed Change of Use to State Funded School or Registered Nursery		£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery		£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure		£240	£40	£250	£45
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)		£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations		£240	£40	£250	£45
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations		£516	£86	£535	£90
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations		£240	£40	£250	£45
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations		£516	£86	£535	£90
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)		£240	£40	£250	£45
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)		£240	£40	£250	£45
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations		£516	£86	£535	£90
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)		£240	£40	£250	£45
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and Associated Building Operations		£516	£86	£535	£90
Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)		£240	£40	£250	£45
Notification for Prior Approval for Householder development: • Larger rear extension or other alteration of a dwellinghouse (Part1 Class A). • Building upwards to extend a dwellinghouse (Part 1 Class AA).		£240	£40	£250	£45
Notification for Prior Approval for change of use from commercial, business and service uses (Use Class E) to dwellinghouses (Part 3 Class MA).		£250	£42	£260	£45
Notification for Prior Approval for change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q).		£240	£40	£250	£45
Notification for Prior Approval for change of use of other buildings) to dwellinghouses (Part 3, Classes M, N, Q), and Associated Building Operations		£516	£86	£535	£90

Notification for Prior Approval for construction of new dwellinghouses: • Demolition of certain buildings and construction of new dwellinghouses (Part 20 Class ZA). • Extending certain existing buildings upwards to create new dwellinghouses (Part 20 Classes A, AA, AB, AC, AD).		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Number of Dwellings	Less than 10	£425 for each	£71	£440 for each	£75
Number of Dwellings	At least 10 but not more than 50 dwellings	£459 for each	£77	£480 for each	£80
Number of Dwellings	More than 50 dwellings	£22,688 + £137 for each in excess of 50 up to a maximum of £411,885	£3,782 + £23	£23,485 + £145 for each in excess of 50 up to a maximum of £426,305	£3,915 + £25

Other Applications		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Applications for Urgent Crown Development, made to the Secretary of State		Same as Planning Fee		Same as Planning Fee	
Monitoring of mining and landfill sites.		Where the whole or part of the site is active, £504. In any other case, £168	£84 + £28	Where the whole or part of the site is active, £525. In any other case, £175	£90 + £30
Certificates of appropriate alternative development		£298	£50	£310	£55
Application or deemed application is made or deemed to be made by or on behalf of a club, society or other organisation (including any persons administering a trust) which is not established or conducted for profit and whose objects are the provision of facilities for sport or recreation		£588	£98	£610	£105

Application for a Non-material Amendment Following a Grant of Planning Permission		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Applications in respect of householder developments		£44	£7	£50	£10
Applications in respect of other developments		£298	£50	£310	£55

Local Authority Involvement in High Hedge Complaints		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
High Hedge Complaint		£625	N/A	£650	N/A

		2025/26 Charge	20% fixing broken Hsg Mrkt element	2026/27 Charge	20% fixing broken Hsg Mrkt element
Pre-Application Advice Fees	Small scale- Household Medium Scale - 1-9 houses Majors Significant Majors Listed Building Consent & Conservation Works	£90 £450 £2,000 £3,000 £250	N/A	£95 £470 £2,070 £3,105 £260	N/A
Planning History Checks		£72	N/A	£75	N/A
Supplementary Planning Application Advice		POA	N/A	POA	N/A

## S106 Fees

Type of Obligation Monitoring Fee	2025/26 Charge	Notes
<b>Commuted Sum</b>	1% of each payment instalment	This will be included within each invoice requesting payment
<b>Land Contribution</b>	£1,232 per development site	This payment is to be made at the time that the land transfer takes place
<b>On-site Affordable Housing</b>	£1,232 per development site	Payment is to be made on the first occupation of the affordable units
<b>Other obligation</b>	£1,232 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
<b>Overage Clause<sup>1</sup></b>	At least £1,232 or 1% of any additional payments due	This is to report on any commuted sum payments arising from greater profits.

<b>Commuted Sum Payments for open space contributions</b>	£1,277 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated
<b>Commuted sum payment for sports provision</b>	£803 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated

<b>Historic S106 Agreements Obligations</b>	Copies of S106 legal agreements and to seek evidence that obligations have been discharged.	£158
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<b>Off-site Affordable Housing</b>	Difference between OMV & RP x the number of offsite AH. (OMV - RP) x TS / 0.7	Cost to the developer if the affordable dwellings were provided on site
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2026/27 Charge	Notes
1% of each payment instalment	This will be included within each invoice requesting payment
£1,280 per development site	This payment is to be made at the time that the land transfer takes place
£1,280 per development site	Payment is to be made on the first occupation of the affordable units
£1,280 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
At least £1,280 or 1% of any additional payments due	This is to report on any commuted sum payments arising from greater profits.

£1,325 per dwelling for housing schemes of 10 or more dwelling	When need is demonstrated
To be calculated using Sport England's Playing Pitch Calculator and Built Sports Facility Calculator	When need is demonstrated

Copies of S106 legal agreements and to seek evidence that obligations have been discharged.	£165
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Difference between OMV & RP x the number of offsite AH. (OMV - RP) x TS / 0.7	Cost to the developer if the affordable dwellings were provided on site
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## **Biodiversity Net Gain Fees**

<b>BNG Standard Monitoring Fee</b>	<b>2025/26 Charge</b>		
	<b>Low technical difficulty to enhance/create habitats</b>	<b>Moderate technical difficulty to enhance/create habitats</b>	<b>High technical difficulty to enhance/create habitats</b>
<b>Small biodiversity off-site/on-site area (0 to 10ha)</b>	£8,003	£15,206	£23,361
<b>Medium biodiversity off-site/on-site area (10+ to 20ha)</b>	£13,338	£20,978	£33,373
<b>Large biodiversity off-site/on-site area (20+ to 40ha)</b>	£26,676	£35,963	£46,722

<b>2026/27 Charge</b>		
<b>Low technical difficulty to enhance/create habitats</b>	<b>Moderate technical difficulty to enhance/create habitats</b>	<b>High technical difficulty to enhance/create habitats</b>
£8,285	£15,740	£24,180
£13,805	£21,715	£34,545
£27,610	£37,225	£48,360



**Building Control - Table A**

**New Build - Houses 2025/26**

**Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)**

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	273.00	54.60	£327.60	760.00	152.00	£912.00	1,239.00	247.80	£1,486.80
2	360.00	72.00	£432.00	907.00	181.40	£1,088.40	1,521.00	304.20	£1,825.20
3	400.00	80.00	£480.00	1,064.00	212.80	£1,276.80	1,756.00	351.20	£2,107.20
4	478.00	95.60	£573.60	1,228.00	245.60	£1,473.60	2,047.00	409.40	£2,456.40
5	573.00	114.60	£687.60	1,405.00	281.00	£1,686.00	2,373.00	474.60	£2,847.60

**Building Control - Table A**

**New Build - Houses 2026/27**

**Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)**

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	285.00	57.00	£342.00	790.00	158.00	£948.00	1,285.00	257.00	£1,542.00
2	375.00	75.00	£450.00	940.00	188.00	£1,128.00	1,575.00	315.00	£1,890.00
3	415.00	83.00	£498.00	1,105.00	221.00	£1,326.00	1,820.00	364.00	£2,184.00
4	495.00	99.00	£594.00	1,275.00	255.00	£1,530.00	2,120.00	424.00	£2,544.00
5	595.00	119.00	£714.00	1,455.00	291.00	£1,746.00	2,460.00	492.00	£2,952.00

**Standard Charge for New Housing (Floor Area between 301m2 and 700m2)**

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	315.00	63.00	£378.00	860.00	172.00	£1,032.00	1,411.00	282.20	£1,693.20
Single Dwelling with Floor Area between 501m2 and 700m2	315.00	63.00	£378.00	1,109.00	221.80	£1,330.80	1,708.00	341.60	£2,049.60

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is individually determined

All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered competent person scheme, if this is not the case an additional charge may apply

**Standard Charge for New Housing (Floor Area between 301m2 and 700m2)**

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	330.00	66.00	£396.00	895.00	179.00	£1,074.00	1,465.00	293.00	£1,758.00
Single Dwelling with Floor Area between 501m2 and 700m2	330.00	66.00	£396.00	1,150.00	230.00	£1,380.00	1,770.00	354.00	£2,124.00

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is individually determined

All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered competent person scheme, if this is not the case an additional charge may apply



**Building Control - Table B**

Charges for small buildings, extensions and alterations to dwellings 2025/26  
Valid for applications received between 01/04/2025 & 31/03/2026

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
<b>Category 1: Extensions to Dwellings</b>									
Extension Internal Floor area not exceeding 10m2	175.00	35.00	£210.00	207.00	41.40	£248.40	459.00	91.80	£550.80
Extension Internal Floor Area over 10m2 but not exceeding 40m2	175.00	35.00	£210.00	383.00	76.60	£459.60	669.00	133.80	£802.80
Extension Internal Floor Area over 40m2 but not exceeding 60m2	175.00	35.00	£210.00	538.00	107.60	£645.60	856.00	171.20	£1,027.20
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	175.00	35.00	£210.00	694.00	138.80	£832.80	1043.00	208.60	£1,251.60
<b>Category 2 - Garages &amp; Carports</b>									
<b>Erection or Extension of a detached or attached building or extension to a dwelling</b>									
Which consists of a garage, carport or both; having a floor area not exceeding 40m2 in total and is intended to be used in common with an existing building	294.00	58.80	£352.80	inc	inc	inc	354.00	70.80	£424.80
The conversion of an attached garage into a habitable room	261.00	52.20	£313.20	inc	inc	inc	312.00	62.40	£374.40
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	424.00	84.80	£508.80	inc	inc	inc	508.00	101.60	£609.60
<b>Category 3: Loft Conversation and Dormers</b>									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 are to be based on the cost of work. The Fee cannot be less than shown below									
Without a dormer but not exceeding 40m2 in floor area	175.00	35.00	£210.00	216.00	43.20	£259.20	470.00	94.00	£564.00
With a dormer but not exceeding 40m2 in floor area	175.00	35.00	£210.00	344.00	68.80	£412.80	622.00	124.40	£746.40

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than **£1057.50** (excluding VAT). The total estimated cost of the work must therefore be at least **£75,001**.

Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

**Building Control - Table B**

Charges for small buildings, extensions and alterations to dwellings 2026/27  
Valid for applications received between 01/04/2026 & 31/03/2027

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
<b>Category 1: Extensions to Dwellings</b>									
Extension Internal Floor area not exceeding 10m2	208.33	41.67	£250.00	191.67	38.33	£230.00	480.00	96.00	£576.00
Extension Internal Floor Area over 10m2 but not exceeding 40m2	208.33	41.67	£250.00	376.67	75.33	£452.00	695.00	139.00	£834.00
Extension Internal Floor Area over 40m2 but not exceeding 60m2	208.33	41.67	£250.00	536.67	107.33	£644.00	890.00	178.00	£1,068.00
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	208.33	41.67	£250.00	696.67	139.33	£836.00	1,080.00	216.00	£1,296.00
<b>Category 2 - Garages &amp; Carports</b>									
<b>Erection or Extension of a detached or attached building or extension to a dwelling</b>									
Which consists of a garage, carport or both; having a floor area not exceeding 40m2 in total and is intended to be used in common with an existing building	305.00	61.00	£366.00	inc	inc	inc	370.00	74.00	£444.00
The conversion of an attached garage into a habitable room	275.00	55.00	£330.00	inc	inc	inc	325.00	65.00	£390.00
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	440.00	88.00	£528.00	inc	inc	inc	530.00	106.00	£636.00
<b>Category 3: Loft Conversation and Dormers</b>									
Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 are to be based on the cost of work. The Fee cannot be less than shown below									
Without a dormer but not exceeding 40m2 in floor area	208.33	41.67	£250.00	201.67	40.33	£242.00	490.00	98.00	£588.00
With a dormer but not exceeding 40m2 in floor area	208.33	41.67	£250.00	336.67	67.33	£404.00	645.00	129.00	£774.00

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than **£1057.50** (excluding VAT). The total estimated cost of the work must therefore be at least **£75,001**.

Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Building Control - Table C

## Standard Charges for Alterations to Dwellings 2025/26

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regular isation
<b>1A. <u>Installation of Replacement windows and doors</u></b> in a dwelling where the number of windows / doors does not exceed 20							81.00	16.20	<b>£97.20</b>	
<b>1B. <u>Installation of Replacement windows and doors</u></b> in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		<b>128.00</b>
<b>2. <u>Underpinning</u></b> with a total cost not exceeding £30,000	296.00	59.20	<b>£355.20</b>	inc	inc	<b>inc</b>	355.00	71.00	<b>£426.00</b>	
<b>3. <u>Controlled Electrical Work</u></b> to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	263.00	52.60	<b>£315.60</b>	inc	inc	<b>inc</b>	316.00	63.20	<b>£379.20</b>	
<b>4A. <u>Renovation of a thermal element</u></b> i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							123.00	24.60	<b>£147.60</b>	<b>187.00</b>
<b>4B. <u>Renovation of a thermal element</u></b> Replacement Conservatory Roof	POA						POA			
<b>5. <u>Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling</u></b> (excluding electrical work)	254.00	50.80	<b>£304.80</b>	inc	inc	<b>inc</b>	305.00	61.00	<b>£366.00</b>	<b>429.00</b>
<b>6. <u>Removal or partial removal of chimney breast</u></b> (accompanied by Structural Engineering Details)	159.00	31.80	<b>£190.80</b>				159.00	31.80	<b>£190.80</b>	<b>229.00</b>
<b>7. <u>Installation of New or Replacement Sewage Treatment Plant and associated discharge</u></b>	244.00	48.80	<b>£292.80</b>			<b>inc</b>	293.00	58.60	<b>£351.60</b>	<b>422.00</b>
<b>8. <u>Removal of wall and insertion of one or two steel beams maximum span 4 metres</u></b> (accompanied by Structural Engineering Details)	159.00	31.80	<b>£190.80</b>				159.00	31.80	<b>£190.80</b>	<b>229.00</b>
<b>9. <u>Structural Alterations not supported by Structural Calculations to be individually assessed</u></b> <b>(Calculations may still be required)</b>						<b>inc</b>	POA			
<b>10. <u>The insertion of insulating material in a cavity wall of an existing property*</u></b>							82.00	16.40	<b>£98.40</b>	
<b>11. <u>Installation of a multi fuel appliance including associated Flue liner and hearth*</u></b> to a single dwelling							292.00	58.4	<b>£350.40</b>	<b>420.00</b>

\* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E. All other work within dwellings will be charged as set out in Table E.

Building Control - Table C

## Standard Charges for Alterations to Dwellings 2026/27

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regular isation
<b>1A. <u>Installation of Replacement windows and doors</u></b> in a dwelling where the number of windows / doors does not exceed 20							85.00	17.00	<b>£102.00</b>	
<b>1B. <u>Installation of Replacement windows and doors</u></b> in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		<b>134.00</b>
<b>2. <u>Underpinning</u></b> with a total cost not exceeding £30,000	310.00	62.00	<b>£372.00</b>	inc	inc	<b>inc</b>	367.00	73.40	<b>£440.40</b>	
<b>3. <u>Controlled Electrical Work</u></b> to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	275.00	55.00	<b>£330.00</b>	inc	inc	<b>inc</b>	327.00	65.40	<b>£392.40</b>	
<b>4A. <u>Renovation of a thermal element</u></b> i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							127.00	25.40	<b>£152.40</b>	<b>196.00</b>
<b>4B. <u>Renovation of a thermal element</u></b> Replacement Conservatory Roof	POA						POA			
<b>5. <u>Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling</u></b> (excluding electrical work)	265.00	53.00	<b>£318.00</b>	inc	inc	<b>inc</b>	316.00	63.20	<b>£379.20</b>	<b>450.00</b>
<b>6. <u>Removal or partial removal of chimney breast</u></b> (accompanied by Structural Engineering Details)	165.00	33.00	<b>£198.00</b>				165.00	33.00	<b>£198.00</b>	<b>240.00</b>
<b>7. <u>Installation of New or Replacement Sewage Treatment Plant and associated discharge</u></b>	255.00	51.00	<b>£306.00</b>			<b>inc</b>	303.00	60.60	<b>£363.60</b>	<b>443.00</b>
<b>8. <u>Removal of wall and insertion of one or two steel beams maximum span 4 metres</u></b> (accompanied by Structural Engineering Details)	165.00	33.00	<b>£198.00</b>				165.00	33.00	<b>£198.00</b>	<b>240.00</b>
<b>9. <u>Structural Alterations not supported by Structural Calculations to be individually assessed</u></b> <b>(Calculations may still be required)</b>						<b>inc</b>	POA			
<b>10. <u>The insertion of insulating material in a cavity wall of an existing property*</u></b>							85.00	17.00	<b>£102.00</b>	
<b>11. <u>Installation of a multi fuel appliance including associated Flue liner and hearth*</u></b> to a single dwelling							305.00	61	<b>£366.00</b>	<b>441.00</b>

\* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E. All other work within dwellings will be charged as set out in Table E.

**Building Control - Table D****Extensions and New Build - Other than to Dwellings 2025/26**

(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

Note - must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m <sup>2</sup>	386.00	77.20	<b>£463.20</b>	inc	inc	<b>inc</b>
2	Internal Floor Area over 6m <sup>2</sup> but not exceeding 40m <sup>2</sup>	182.00	36.40	<b>£218.40</b>	377.00	75.40	<b>£452.40</b>
3	Internal Floor Area over 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	182.00	36.40	<b>£218.40</b>	586.00	117.20	<b>£703.20</b>
4	<b>Shop fit</b> out not exceeding a value of £50,000	375.00	75.00	<b>£450.00</b>	inc	inc	<b>inc</b>
5	<b>Replacement Windows</b>						
	a - not exceeding 10 windows	140.00	28.00	<b>£168.00</b>	inc	inc	<b>inc</b>
	b - between 11 - 20 windows	249.00	49.80	<b>£298.80</b>	inc	inc	<b>inc</b>

**Building Control - Table D****Extensions and New Build - Other than to Dwellings 2026/27**

(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

Note - must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m <sup>2</sup>	400.00	80.00	<b>£480.00</b>	inc	inc	<b>inc</b>
2	Internal Floor Area over 6m <sup>2</sup> but not exceeding 40m <sup>2</sup>	190.00	38.00	<b>£228.00</b>	395.00	79.00	<b>£474.00</b>
3	Internal Floor Area over 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	190.00	38.00	<b>£228.00</b>	610.00	122.00	<b>£732.00</b>
4	<b>Shop fit</b> out not exceeding a value of £50,000	390.00	78.00	<b>£468.00</b>	inc	inc	<b>inc</b>
5	<b>Replacement Windows</b>						
	a - not exceeding 10 windows	145.00	29.00	<b>£174.00</b>	inc	inc	<b>inc</b>
	b - between 11 - 20 windows	260.00	52.00	<b>£312.00</b>	inc	inc	<b>inc</b>

**Building Control - Table E**

Standard Charges for all work not in Tables A,B,C & D for 2025/26  
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
0	1000	133.00	26.60	<b>£159.60</b>	inc	inc	<b>inc</b>	159.00	31.80	<b>£190.80</b>
1,001	2,000	254.00	50.80	<b>£304.80</b>	inc	inc	<b>inc</b>	305.00	61.00	<b>£366.00</b>
2,001	5,000	275.00	55.00	<b>£330.00</b>	inc	inc	<b>inc</b>	330.00	66.00	<b>£396.00</b>
5,001	7,000	305.00	61.00	<b>£366.00</b>	inc	inc	<b>inc</b>	365.00	73.00	<b>£438.00</b>
7,001	10,000	341.00	68.20	<b>£409.20</b>	inc	inc	<b>inc</b>	410.00	82.00	<b>£492.00</b>
10,001	20,000	422.00	84.40	<b>£506.40</b>	inc	inc	<b>inc</b>	507.00	101.40	<b>£608.40</b>
20,001	30,000	182.00	36.40	<b>£218.40</b>	368.00	73.60	<b>£441.60</b>	659.00	131.80	<b>£790.80</b>
30,001	40,000	249.00	49.80	<b>£298.80</b>	405.00	81.00	<b>£486.00</b>	785.00	157.00	<b>£942.00</b>
40,001	50,000	302.00	60.40	<b>£362.40</b>	488.00	97.60	<b>£585.60</b>	949.00	189.80	<b>£1,138.80</b>
50,001	75,000	355.00	71.00	<b>£426.00</b>	595.00	119.00	<b>£714.00</b>	1,145.00	229.00	<b>£1,374.00</b>
75,001	100,000	405.00	81.00	<b>£486.00</b>	750.00	150.00	<b>£900.00</b>	1,386.00	277.20	<b>£1,663.20</b>
100,001	150,000	453.00	90.60	<b>£543.60</b>	863.00	172.60	<b>£1,035.60</b>	1,579.00	315.80	<b>£1,894.80</b>
150,001	200,000	501.00	100.20	<b>£601.20</b>	976.00	195.20	<b>£1,171.20</b>	1,771.00	354.20	<b>£2,125.20</b>
200,001	250,000	549.00	109.80	<b>£658.80</b>	1089.00	217.80	<b>£1,306.80</b>	1,964.00	392.80	<b>£2,356.80</b>

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50%, subject to a maximum estimated cost of less than £10,000

Note: In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Where the estimated cost of work exceeds £250,000 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

**Building Control - Table E**

Standard Charges for all work not in Tables A,B,C & D for 2026/27  
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
0	1000	140.00	28.00	<b>£168.00</b>	inc	inc	<b>inc</b>	165.00	33.00	<b>£198.00</b>
1,001	2,000	265.00	53.00	<b>£318.00</b>	inc	inc	<b>inc</b>	320.00	64.00	<b>£384.00</b>
2,001	5,000	285.00	57.00	<b>£342.00</b>	inc	inc	<b>inc</b>	345.00	69.00	<b>£414.00</b>
5,001	7,000	320.00	64.00	<b>£384.00</b>	inc	inc	<b>inc</b>	380.00	76.00	<b>£456.00</b>
7,001	10,000	355.00	71.00	<b>£426.00</b>	inc	inc	<b>inc</b>	425.00	85.00	<b>£510.00</b>
10,001	20,000	440.00	88.00	<b>£528.00</b>	inc	inc	<b>inc</b>	525.00	105.00	<b>£630.00</b>
20,001	30,000	190.00	38.00	<b>£228.00</b>	385.00	77.00	<b>£462.00</b>	685.00	137.00	<b>£822.00</b>
30,001	40,000	260.00	52.00	<b>£312.00</b>	420.00	84.00	<b>£504.00</b>	815.00	163.00	<b>£978.00</b>
40,001	50,000	315.00	63.00	<b>£378.00</b>	510.00	102.00	<b>£612.00</b>	985.00	197.00	<b>£1,182.00</b>
50,001	75,000	370.00	74.00	<b>£444.00</b>	620.00	124.00	<b>£744.00</b>	1,190.00	238.00	<b>£1,428.00</b>
75,001	100,000	420.00	84.00	<b>£504.00</b>	780.00	156.00	<b>£936.00</b>	1,435.00	287.00	<b>£1,722.00</b>
100,001	150,000	470.00	94.00	<b>£564.00</b>	895.00	179.00	<b>£1,074.00</b>	1,635.00	327.00	<b>£1,962.00</b>
150,001	200,000	520.00	104.00	<b>£624.00</b>	1015.00	203.00	<b>£1,218.00</b>	1,835.00	367.00	<b>£2,202.00</b>
200,001	250,000	570.00	114.00	<b>£684.00</b>	1130.00	226.00	<b>£1,356.00</b>	2,035.00	407.00	<b>£2,442.00</b>

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50%, subject to a maximum estimated cost of less than £10,000

Note: In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Where the estimated cost of work exceeds £250,000 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

**Building Control - Table F****Demolition - 2025/26**

Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	FOC

**Building Control - Table F****Demolition - 2026/27**

Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	£75.00

**Building Control - Table G****Other Charges - 2025/26**

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	27.00	5.40	£32.40
2	Additional copy from same file.	7.00	1.40	£8.40
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	72.00	14.40	£86.40
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	101.00	20.20	£121.20
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	72.00	14.40	£86.40
6	Building Regulation Confirmation letter	72.00	14.40	£86.40
7	Change of applicants details on valid application (New)	72.00	14.40	£86.40
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	72.00	14.40	£86.40
9	Pre Application site visit discountably against full application	72.00	14.40	£86.40
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	72.00	14.40	£86.40

**Building Control - Table G****Other Charges - 2026/27**

Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	30.00	6.00	£36.00
2	Additional copy from same file.	10.00	2.00	£12.00
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	75.00	15.00	£90.00
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	105.00	21.00	£126.00
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	75.00	15.00	£90.00
6	Building Regulation Confirmation letter	75.00	15.00	£90.00
7	Change of applicants details on valid application (New)	75.00	15.00	£90.00
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	75.00	15.00	£90.00
9	Pre Application site visit discountably against full application	75.00	15.00	£90.00
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	75.00	15.00	£90.00

## **Street Naming & Numbering**

<b>Existing Properties</b>	<b>2025/26 Charge</b>	<b>2026/27 Charge</b>
	£82	£85
	£131 up to a maximum of 4 units; additional Units £26 per unit	£140 up to a maximum of 4 units; additional Units £30 per unit
<b><u>Newbuild / Conversion to a property</u></b>		
Development of 10 plots or less	£82 per plot up to a maximum of £315	£85 per plot up to a maximum of £330
Development of 11 plots or more	Charges individually assessed	Charges individually assessed
Additional charge, where this includes the naming of a street	£131	£140
Additional charge, where this includes the naming of a building (e.g. block of flats)	£131	£140

**Local Land Charges**

	2025/26 Charge		
	Fee	VAT	TOTAL
Offical Search / Enquiries / Con29R form / LLC1	£85.00	£17.00	£132.00
	£30.00	£0.00	£30.00
Con 29R - Each additional parcel of land	£25.00	£5.00	£30.00
Offical Search - LLC1	£30.00	£0.00	£30.00
Supplementary Questions Con 29O *	£20.00	£4.00	£24.00
Supplementary Question Con 29O (Question 22) *	£27.00	£5.40	£32.40
Each additional Enquiry	£25.00	£5.00	£30.00

2026/27 Charge		
Fee	VAT	TOTAL
£85.00	£17.00	£132.00
£30.00	£0.00	£30.00
£25.00	£5.00	£30.00
£30.00	£0.00	£30.00
£20.00	£4.00	£24.00
£27.00	£5.40	£32.40
£25.00	£5.00	£30.00

**Legal Services**

	2025/26 Charge			2026/27 Charge		
	Net	VAT	Gross	Net	VAT	Gross
<b><u>Sales of land and property and freehold reversion</u></b>						
Up to £5,000			£630.00			£655.00
£5001 - £15,000			£840.00			£870.00
£15,001 - £100,000			£1,890.00			£1,960.00
<b><u>Leases and Licences</u></b>						
Industrial Unit Lease			£420.00			£435.00
Industrial Unit Licence			£263.00			£275.00
Garden/Garage Tenancy			£368.00			£385.00
Wayleave/Easement			£578.00			£600.00
Commercial Lease			£893.00			£925.00
Notice of Assignment			£100.00			£105.00
Agricultural Tenancy			£420.00			£435.00
Agricultural Tenancy Renewal			£315.00			£330.00
Lease Renewal			£315.00			£330.00
Deed of Variation/Surrender/Release			£420.00			£435.00
Allotment Agreement			£0.00			£100.00
<b><u>S106 Agreements</u></b>						
Preparation			£1,838.00			£1,905.00
Checking Fee			£840.00			£870.00
Deed of Variations			£1,050.00			£1,090.00
<b><u>Footpath Diversions</u></b>			£3,150.00			£3,265.00
+ any disbursements (assuming unopposed)						
<b><u>Commercial Road Closures under TPCA</u></b>			£158.00			£165.00
<b><u>Commercial Event Licences</u></b>			£315.00			£330.00
<b><u>Misc' Commercial Licence</u></b>			£420.00			£435.00



## Propery Services

	2025/26 Charge			2026/27 Charge		
	Net	VAT	Gross	Net	VAT	Gross
<b>Garage sites (adopted TH sites will be held at current rate for a period of 12 months)</b>	£200.00	£40.00	<b>£240.00</b>	£210.00	£42.00	<b>£252.00</b>
<b>Departure Charge (Rawtenstall Bus Terminal, Bacup Road)</b>	<b>87.00 p</b>			<b>87.00 p</b>		
Garden Licences (a garden must be formed of land adjoining the applicants property and must be no larger than 195m2. De-minimis rental applies at £100 per annum) Rental £1.50 per sq.m						
Information regarding industrial units or managed offices have not been included due to the sensitivity of individual pricing						
Garage bond scheme to be introduced to all new and renewing tenancies from 01/04/20						

Valuation Services Residential	2025/26			2025/26		
	Net	VAT	Gross	Net	VAT	Gross
Band A (£1,000 - £5,000)	£334.00	£66.80	<b>£400.80</b>	£350.00	£70.00	<b>£420.00</b>
Band B (£5001 - £15,000)	£334.00	£66.80	<b>£400.80</b>	£350.00	£70.00	<b>£420.00</b>
Band C (£15,001 - £25,000)	£357.00	£71.40	<b>£428.40</b>	£370.00	£74.00	<b>£444.00</b>
Band D (£5,001 - £50,000)	£357.00	£71.40	<b>£428.40</b>	£370.00	£74.00	<b>£444.00</b>
Band E (£50,001 - £100,000)	£383.00	£76.60	<b>£459.60</b>	£400.00	£80.00	<b>£480.00</b>
Band F (£100,001 +)	£509.00	£101.80	<b>£610.80</b>	£530.00	£106.00	<b>£636.00</b>
<b>Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on</b>						

Valuation Services Commercial	2025/26			2025/26		
	Net	VAT	Gross	Net	VAT	Gross
Band A (£1,000 - £5,000)	£294.00	£58.80	<b>£352.80</b>	£305.00	£61.00	<b>£366.00</b>
Band B (£5001 - £15,000)	£294.00	£58.80	<b>£352.80</b>	£305.00	£61.00	<b>£366.00</b>
Band C (£15,001 - £25,000)	£294.00	£58.80	<b>£352.80</b>	£305.00	£61.00	<b>£366.00</b>
Band D (£5,001 - £50,000)	£294.00	£58.80	<b>£352.80</b>	£305.00	£61.00	<b>£366.00</b>
Band E (£50,001 - £100,000)	£352.00	£70.40	<b>£422.40</b>	£365.00	£73.00	<b>£438.00</b>
Band F (£100,001 +)	£352.00	£70.40	<b>£422.40</b>	£365.00	£73.00	<b>£438.00</b>
<b>Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on</b>	Min net fee of £210			Min net fee of £210		

	2025/26			2025/26		
	Net	VAT	Gross	Net	VAT	Gross
<b>Application to Purchase/Lease/Rent</b>	£131.00	£26.20	<b>£157.20</b>	£140.00	£28.00	<b>£168.00</b>
<b>Charity / CIC Application to Purchase/Lease/Rent</b>	£12.00	£2.40	<b>£14.40</b>	£15.00	£3.00	<b>£18.00</b>
<b>Licence / Lease Instruction Fee</b>	£74.00	£14.80	<b>£88.80</b>	£80.00	£16.00	<b>£96.00</b>
<b>Charity Licence / Lease Instruction Fee</b>	£11.00	£2.20	<b>£13.20</b>	£15.00	£3.00	<b>£18.00</b>
<b>Estates Administration Fee</b>	£32.00	£6.40	<b>£38.40</b>	£35.00	£7.00	<b>£42.00</b>
<b>Allotments</b>						
Tenancy agreement	£27.00	£0.00	<b>£27.00</b>	£30.00	£0.00	<b>£30.00</b>
pr sq. m.	£0.39	£0.00	<b>£0.39</b>	£5.00	£0.00	<b>£5.00</b>
<b>Minimum fee of £50 per annum</b>						

Room hire at the Business Centre		2025/26			2025/26		
		Half Day	Full Day	Hot Drinks Facilities	Half Day	Full Day	Hot Drinks Facilities
Small Meeting Room	10	£63.00	£116.00	Not Included	£70.00	£120.00	Not Included
(104, 109, 113)							
Boardroom	16	£105.00	£189.00	Included	£110.00	£196.00	Included
(110, 210)							
Council Chamber	Numbers upon Request	£189.00	£315.00	Included	£200.00	£326.00	Included
Training Room (IT Use)	9	£131.00	£210.00	Included	£140.00	£217.00	Included
Small Meeting Room	4	£53.00	£89.00	Not Included	£55.00	£92.00	Not Included



# **Revenue & Capital Budget Book 2026/27**

**To be presented to Full Council on 4th March 2026**



**Effective and Efficient Council**

# Summary of Revenue Budget 2026/27

## General Fund Summary

Service	2025/26 Revised Estimate	In Year Virements	2025/26 Revised Baseline	Changes within 2025/26				2026/27 Original Budget
				Staff Costs	Other Inflation	Income Savings	Volume/ Technical Changes	
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Communities Directorate</b>								
Operational Functions	2,707	0	2,707	632	1	0	381	3,721
Parks & Open Spaces	1,007	0	1,007	157	1	0	485	1,649
Environmental Health / PPU unit	534	30	504	31	3	0	9	546
Licensing & Enforcement	6	(30)	37	(6)	0	0	2	33
	<b>4,254</b>	<b>0</b>	<b>4,254</b>	<b>813</b>	<b>5</b>	<b>0</b>	<b>877</b>	<b>5,949</b>
<b>Economic Development Directorate</b>								
Planning Services	455	0	455	31	1	0	(45)	442
Building Control Services	13	0	13	(3)	0	0	(5)	6
Housing and Regeneration Service	531	(5)	536	(138)	0	0	783	1,181
Property Services	245	0	245	51	29	(79)	139	385
Communities	188	5	183	77	0	0	70	330
Climate Change	2	0	2	(57)	0	0	102	46
	<b>1,434</b>	<b>0</b>	<b>1,434</b>	<b>(39)</b>	<b>30</b>	<b>(79)</b>	<b>1,044</b>	<b>2,390</b>
<b>Corporate Services</b>								
Legal Services	202	0	202	(4)	0	0	(0)	198
Local Land Charges	20	0	20	(2)	0	0	(0)	19
Customer Services	1,865	0	1,865	(12)	84	0	63	1,999
Democratic Services	617	0	617	(20)	5	0	7	609
Corporate Management	555	0	555	(88)	0	0	118	585
Financial Services	589	0	589	13	0	0	217	819
People & Policy	946	(0)	946	19	0	0	13	977
Non-Distributed Costs	235	0	235	0	0	(100)	(157)	(22)
Capital Financing and Interest	819	0	819	0	0	0	196	1,015
Local Government Reorganisation	0	0	0	0	0	0	313	313
	<b>5,848</b>	<b>(0)</b>	<b>5,848</b>	<b>(95)</b>	<b>89</b>	<b>(100)</b>	<b>770</b>	<b>6,512</b>
<b>Total General Fund</b>	<b>11,535</b>	<b>(0)</b>	<b>11,535</b>	<b>679</b>	<b>124</b>	<b>(179)</b>	<b>2,692</b>	<b>14,851</b>
<b>Funded by</b>								
Revenue Support Grant	93							0
NNDR (Business rates baseline share)	2,436							4,931
New Homes Bonus	141							0
Collection Fund Surplus - Council Tax	126							0
Collection Fund Surplus - Business Rates	0							0
NNDR Growth/Pooling	500							0
Homelessness/Rough Sleeping	0							397
Extended Producer Responsibilities	649							730
Recovery Grant	297							297
Contribution from Reserves	574							1,511
<b>Council Tax Requirement</b>	<b>6,719</b>							<b>6,985</b>
<b>Number of Band D Equivalent Properties</b>	<b>21,152</b>							<b>21,350</b>
<b>Council Tax at Band D (excluding Whitworth)</b>	<b>£317.66</b>						<b>2.99%</b>	<b>£327.16</b>

# Revenue Budget 2026/27

## Communities Directorate

Service	2025/26 Revised Estimate	In Year Virements	2025/26 Revised Baseline	Changes within 2025/26				2026/27 Original Budget
				Staff Costs	Other Inflation	Income Savings	Volume/ Technical Changes	
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Operational Functions</b>								
Operations & Fleet Management	572	0	572	(90)	0	0	12	495
Refuse & Recycling	1,768	0	1,768	728	0	0	301	2,797
Street Sweeping	354	0	354	(6)	0	0	74	422
Town Centre Caretaker	12	0	12	0	0	0	(5)	7
	2,707	0	2,707	632	1	0	381	3,721
<b>Parks</b>								
Cemeteries	138	153	(14)	(6)	1	0	484	465
Parks	26	0	26	0	0	0	6	32
Parks & Open Spaces	816	(157)	973	163	0	0	(32)	1,103
Playing Fields (Sports Facilities)	27	4	23	0	0	0	27	49
	1,007	0	1,007	157	1	0	485	1,649
<b>Environmental Health</b>	534	30	504	31	3	0	9	546
<b>Licensing and Enforcement</b>	6	(30)	37	(6)	0	0	2	33
<b>Communities Directorate Total</b>	<b>4,254</b>	<b>0</b>	<b>4,254</b>	<b>813</b>	<b>5</b>	<b>0</b>	<b>877</b>	<b>5,949</b>

Revenue Budget 2026/27

Economic Development Directorate

Service	2025/26	In Year	2025/26	Changes within 2025/26				2026/27
	Revised		Revised	Staff Costs	Other	Income	Volume/	Original
	Estimate		Baseline					
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Planning</b>								
Development Control	286	0	286	31	1	0	(44)	273
Forward Planning	169	0	169	(0)	1	0	(1)	168
	455	0	455	31	1	0	(45)	442
<b>Building Control</b>								
Fee Earning	(26)	0	(26)	(2)	0	0	(3)	(32)
Statutory Function	36	0	36	(1)	0	0	(1)	35
Street Signs	4	0	4	0	0	0	(1)	3
	13	0	13	(3)	0	0	(5)	6
<b>Regeneration</b>								
Economic Regeneration	197	(5)	202	(175)	0	0	318	345
Museum	34	0	34	0	0	0	(34)	0
	231	(5)	236	(175)	0	0	284	345
<b>Housing</b>								
Homelessness	247	0	247	32	0	0	501	780
Housing Strategy	42	0	42	(1)	0	0	(0)	40
Private Sector renewals	11	0	11	6	0	0	(1)	16
	300	0	299	37	0	0	500	836
<b>Property Services</b>								
Allotments	(2)	0	(2)	0	0	(4)	4	(2)
Bus Shelters / Station	117	0	117	0	4	0	30	151
Business Centre	137	0	137	0	5	(35)	5	111
Car Parks	68	0	68	0	2	0	(0)	70
Corporate Estates	(498)	0	(498)	9	1	0	(36)	(523)
Council Offices	(17)	0	(17)	0	1	0	(18)	(34)
Courier	4	0	4	0	0	0	0	4
Depots	86	0	86	0	2	(20)	18	86
Facilities Management	29	0	29	0	0	0	(10)	19
Land Drainage	16	0	16	0	1	0	4	21
Markets	20	0	20	43	0	(20)	65	109
Museums	0	0	0	0	0	0	62	62
Public Baths	14	0	14	0	0	0	2	16
Public Clocks & Memorials	10	0	10	(1)	0	0	0	10
Public Conveniences	3	0	3	0	0	0	0	4
Public Halls	28	0	28	0	0	0	4	33
Sports Facilities	27	0	27	0	0	0	2	30
Sports Grounds	161	0	161	0	12	0	(0)	173
Xmas Lights	40	0	40	0	0	0	5	45
	245	0	245	51	29	(79)	139	385
<b>Communities</b>								
Area Forums	15	0	15	0	0	0	0	15
Regeneration Management	173	5	168	77	0	0	70	315
	188	5	183	77	0	0	70	330
<b>Climate Change</b>	2	0	2	(57)	0	0	102	46
<b>Economic Development Directorate Total</b>	1,434	0	1,434	(39)	30	(79)	1,044	2,390

# Revenue Budget 2026/27

## Corporate Directorate

Service	2025/26 Revised Estimate	In Year Virements	2025/26 Revised Baseline	Changes within 2025/26				2026/27 Original Budget
				Staff Costs	Other Inflation	Savings	Volume/ Technical Changes	
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Legal Services</b>	202	0	202	(4)	0	0	(0)	198
<b>Local Land Charges</b>	20	0	20	(2)	0	0	(0)	19
<b>Customer Services</b>								
Benefits Administration	(114)	0	(114)	0	4	0	1	(110)
Benefits Granted	(122)	0	(122)	0	0	0	(75)	(197)
Central Printing	0	0	0	0	0	0	0	0
Concessionary Travel	0	0	0	0	0	0	0	0
Customer Services Management	87	0	87	(3)	0	0	(0)	84
E-Government (ICT Support)	938	0	938	(5)	20	0	135	1,088
One Stop Shop	5	0	5	0	0	0	1	6
Revenues Collection	(251)	0	(251)	0	0	0	0	(251)
Revs & Bens Partnership	1,200	0	1,200	0	60	0	0	1,260
Service Assurance Team	123	0	123	(5)	0	0	1	119
	1,865	0	1,865	(12)	84	0	63	1,999
<b>Democratic Services</b>								
Democratic Support	143	0	143	(3)	0	0	(0)	140
Direct Member Costs (including allowances)	203	0	203	0	5	0	5	213
Elections	90	0	90	(1)	0	0	0	89
Elections IER	0	0	0	0	0	0	0	0
Electoral Registration	97	0	97	(2)	0	0	(0)	95
Mayoralty & Civic Events	82	0	82	(14)	0	0	3	70
Town Twinning	3	0	3	0	0	0	0	3
	617	0	617	(20)	5	0	7	609
<b>Corporate Management</b>								
Corporate Contingency	38	0	38	0	0	0	0	38
Executive Office	394	0	394	3	0	0	5	403
Executive Support	55	0	55	0	0	0	0	55
Empty Homes	101	0	101	(44)	0	0	(57)	0
Leisure Services	(32)	0	(32)	(48)	0	0	170	90
	555	0	555	(88)	0	0	118	585

# Revenue Budget 2026/27

Corporate Directorate (Continued..)

Service	2025/26 Revised Estimate	In Year Virements	2025/26 Revised Baseline	Changes within 2025/26				2026/27 Original Budget
				Staff Costs	Other Inflation	Savings	Volume/ Technical Changes	
	£000	£000	£000	£000	£000	£000	£000	£000
<b>Finance</b>								
Accountancy	196	0	196	16	0	0	209	421
Exchequer	129	0	129	(3)	0	0	(2)	123
Insurance & Risk / Internal Audit	65	0	65	0	0	0	0	65
Treasury Management	199	0	199	0	0	0	10	209
	<b>589</b>	<b>0</b>	<b>589</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>217</b>	<b>819</b>
<b>People &amp; Policy</b>								
Corporate Support	348	(0)	348	(32)	0	0	0	316
People & Policy	598	0	598	51	0	0	12	661
Publicity & Tourism	0	0	0	0	0	0	0	0
	<b>946</b>	<b>(0)</b>	<b>946</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>977</b>
<b>Non-Distributed Costs</b>								
Other Non Distributed costs	35	0	35	0	0	0	0	35
Pension Costs	200	0	200	0	0	(100)	(157)	(57)
	<b>235</b>	<b>0</b>	<b>235</b>	<b>0</b>	<b>0</b>	<b>(100)</b>	<b>(157)</b>	<b>(22)</b>
<b>Capital Financing</b>								
Interest & Misc expenses	175	0	175	0	0	0	90	265
Capital Financing	644	0	644	0	0	0	106	750
Reversal of Capital Charges	0	0	0	0	0	0	0	0
	<b>819</b>	<b>0</b>	<b>819</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>196</b>	<b>1,015</b>
<b>Local Government Reorganisation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>313</b>	<b>313</b>
<b>Corporate Directorate Total</b>	<b>5,848</b>	<b>(0)</b>	<b>5,848</b>	<b>(95)</b>	<b>89</b>	<b>(100)</b>	<b>770</b>	<b>6,512</b>

MTFS 2026/27			
Schemes in Progress	2026/27 £'000	2027/28 £'000	Total 2026/27 - 2027/28 inc slippage £'000
<b>Schemes</b>			
Vehicles / Equipment	2,144	590	2,734
Wheeled & Litter Bins	60	60	120
Cemeteries	610	10	620
Pathways	20	20	40
General Building Renovations & Maintenance	490	200	690
Carbon Reduction Fund	100	-	100
Car Parks General	30	-	30
Leisure Facilities upgrades	2,500	-	2,500
Legacy Liabilities	400	65	465
Waste Transfer Station	6,200	-	6,200
<b>Sub-total</b>	<b>12,554</b>	<b>945</b>	<b>13,499</b>

Schemes funded wholly/partly by External Finance or Government Grants	2026/27 £'000	2027/28 £'000	Total 2026/27 - 2027/28 inc slippage £'000
DFG'S - Mandatory Grants	1,000	1,000	2,000
PSDS Marl Pits Decarbonisation	1,579	-	1,579
Haslingden 2040 NLHF	606	-	606
Football Pitches	1,237	-	1,237
Rosendale Capital Regeneration Project	11,347	-	11,347
Pride in Place (Long Term Plans for Towns)	360	1,737	2,097
Supported Accommodation	1,021	-	1,021
<b>Sub-total</b>	<b>17,150</b>	<b>2,737</b>	<b>19,887</b>
<b>Total of Schemes in Progress</b>	<b>29,704</b>	<b>3,682</b>	<b>33,386</b>

New Schemes or Schemes awaiting external funder approval	2026/27 £'000	2027/28 £'000	Total 2026/27 - 2027/28 inc slippage £'000
<b>Total of Schemes in Progress</b>	<b>29,704</b>	<b>3,682</b>	<b>33,386</b>
Stubbylee Hall	473	-	473
<b>Total New Schemes</b>	<b>473</b>	<b>-</b>	<b>473</b>