

# Current -vs- Proposed Fees and Charges

## Existing Pre-App Service:

Based on data collected between 22/08/2017 and 31/05/2022, there were 70 'paid for' pre-apps received in total, which equates to roughly 15 'paid for' pre-apps a year. Of these, 57 required a meeting with the applicant and 13 did not:

Breakdown:	# Pre-apps:
With meeting	57
Without meeting	13
Total pre-apps:	
Average # per year:	
70	
15	

On average, it took approx. 8.5 hours to process a band '0' pre-app where a meeting was requested, and approx. 7 hours to process a band '0' pre-app where no meeting was required. Tasks can be broken down as follows:

Breakdown of Tasks/Fees:	Flat Fee:	G5 Hours:	G8 Hours:	Cost (£):
Record keeping and filing	£0.00	0.5	0.5	£18.50
Non-technical validation	£0.00	0.0	0.5	£11.50
Invoicing and payments	£0.00	1.0	0.0	£14.00
Flood history check	£0.00	0.0	1.0	£23.00
Technical analysis	£0.00	0.0	2.5	£57.50
Technical meeting	£172.96	0.0	1.0	£195.96
Notes, emails & correspondence	£0.00	0.5	1.0	£30.00
-	-	-	-	-
Total flat fees:				£172.96
Time required:				8.50
Total cost (nearest £50):				£350.00

Of the 70 pre-apps received between 22/08/2017 and 31/05/2022, the total fees generated by the current charging structure was approx. £58,172.00 (note there's currently no differentiation in fee between pre-apps with meetings and pre-apps without):

Pre-app type:	# Apps:	Amount:
Standard service (with/without meetings)	70	£58,172.00
-	-	-
Total fees generated:		£58,172.00

The minimum fee received under the current charging structure was £350.00, the maximum fee was £1,872.00, and the average fee was approx. £831.03:

Breakdown of Fees	Amount
Minimum fee:	£350.00
Maximum fee:	£1,872.00
Average fee:	£831.03

In the 'do nothing' scenario, then it's reasonable to expect anywhere between £5,130.52 (worst case) and £27,440.96 (best case) of income generated each year. However, the most likely projection (highlighted in yellow below) is approx. £12,181.74 which is based on an average application fee of £831.03:

'Do nothing' Scenarios:	# pre-apps:	Fee:	Income:
Minimum fee	15	£350.00	£5,130.52
Maximum fee	15	£1,872.00	£27,440.96
Average fee	15	£831.03	£12,181.74

Further projections based on an increase in pre-apps received:

'Do nothing' Scenarios:	# pre-apps:	Fee:	Income:
Minimum fee	20	£350.00	£7,000.00
Maximum fee	20	£1,872.00	£37,440.00
Average fee	20	£831.03	£16,620.57

'Do nothing' Scenarios:	# pre-apps:	Fee:	Income:
Minimum fee	25	£350.00	£8,750.00
Maximum fee	25	£1,872.00	£46,800.00
Average fee	25	£831.03	£20,775.71

'Do nothing' Scenarios:	# pre-apps:	Fee:	Income:
Minimum fee	30	£350.00	£10,500.00
Maximum fee	30	£1,872.00	£56,160.00
Average fee	30	£831.03	£24,930.86

'Do nothing' Scenarios:	# pre-apps:	Fee:	Income:
Minimum fee	35	£350.00	£12,250.00
Maximum fee	35	£1,872.00	£65,520.00
Average fee	35	£831.03	£29,086.00

## Recommended Planning Advice Service:

Using the same data collected between 22/08/2017 and 31/05/2022, there were 57 out of 70 'paid for' pre-apps that met the criteria for the 'Premium' package, and 13 out of 70 'paid for' pre-apps that met the criteria for the 'Essentials' package:

Breakdown:	# Pre-apps:
Premium applications	57
Essentials applications	13
Total applications:	
Estimated # per year:	
70	
15	

On average, it is estimated to take approx. 11 hours to process a band '0' 'Premium' application, and approx. 10 hours to process a band '0' 'Essentials' application. Tasks can be broken down as follows:

Breakdown of Tasks/Fees:	Flat Fee:	G5 Hours:	G8 Hours:	Cost (£):
Record keeping and filing	£0.00	1.0	0.5	£25.50
Technical validation	£0.00	1.0	0.0	£14.00
Invoicing and payments	£0.00	1.0	0.0	£14.00
Flood history check	£0.00	1.0	0.0	£14.00
Technical analysis	£0.00	0.0	3.0	£69.00
Technical meeting	£172.96	0.0	1.0	£195.96
Notes, emails & correspondence	£0.00	0.5	2.0	£53.00
3 month access to LLFA advice doc	£125.00	0.0	0.0	£125.00
Total flat fees:				£297.96 Premium
Time required:				11.00 Premium
Total cost (nearest £50):				£300.00 Essentials £500.00 Premium

Using the same data collected from the 70 pre-apps received, the total fees generated by the proposed charging structure would be approx. £59,000.00 (i.e. £52,300.00 on 'Premium' applications, and £6,700.00 on 'Essentials' applications):

Application type:	# Apps:	Amount:
'Premium'	57	£52,300.00
'Essentials'	13	£6,700.00
Total fees generated:		£59,000.00

The minimum fee generated by the proposed charging structure would be £300.00, the maximum fee would be £2,100.00, and the average fee would be approx. £842.86:

Breakdown of Fees	Amount:
Minimum fee:	£300.00
Maximum fee:	£2,100.00
Average fee:	£842.86

If the recommended changes are applied in full, then it's reasonable to expect anywhere between £4,397.59 (worst case) and £30,783.13 (best case) of income generated each year. However, the most likely projection (highlighted in blue below) is approx. £12,355.13 which is based on an average combined fee of £842.86:

Projected Scenarios:	# apps:	Fee:	Income:
Minimum fee	15	£300.00	£4,397.59
Maximum fee	15	£2,100.00	£30,783.13
Average fee	15	£842.86	£12,355.13

Further projections based on an increase in applications received:

Projected Scenarios:	# apps:	Fee:	Income:
Minimum fee	20	£300.00	£6,000.00
Maximum fee	20	£2,100.00	£42,000.00
Average fee	20	£842.86	£16,857.14

Projected Scenarios:	# apps:	Fee:	Income:
Minimum fee	25	£300.00	£7,500.00
Maximum fee	25	£2,100.00	£52,500.00
Average fee	25	£842.86	£21,071.43

Projected Scenarios:	# apps:	Fee:	Income:
Minimum fee	30	£300.00	£9,000.00
Maximum fee	30	£2,100.00	£63,000.00
Average fee	30	£842.86	£25,285.71

Projected Scenarios:	# apps:	Fee:	Income:
Minimum fee	35	£300.00	£10,500.00
Maximum fee	35	£2,100.00	£73,500.00
Average fee	35	£842.86	£29,500.00

**Note:** Current fees include every aspect of service (i.e. inclusive of what will become optional extras). Proposed fees represent the base package without the optional extras. Therefore, it is likely that the income generated would reflect actual costs of service delivery, thereby reflecting an overall cost neutral service.