

Dangerous and Neglected Structures (Fees and Expenses) Charging Schedule

With effect from: 22nd July 2022

The following charging schedule represents Be First's fees and expenses in undertaking activities in partnership with the London Borough of Barking and Dagenham with respect to the inspections and remediation of reports of Dangerous and Neglected Structures.

The expenses recoverable by Be First in accordance with this charging schedule (*including any other expenses incurred by the Council in dealing with a dangerous structure*) are payable by the owner of the dangerous structure. Where a dangerous structure is in different/multiple ownerships, Be First may determine the amounts payable by each owner.

			Fee
a.	Fee for surveying & certifying structure report + servicing a notice if required & for immediate action	Where survey was commenced between 9am – 5 pm Monday to Friday	£200
		Where survey was commenced at any other time or on a public holiday	£350
b.	Further Fee payable for obtaining a summons or Court order & other services by an officer of the council		£350 (or £100/hour whichever is the greater)
c.	In addition to any fees payable under (a) & (b) above, the fee payable for supervision and or checking and certifying of accounts and other services by officers of the council in connection with the council undertaking work to remove an immediate danger under Section 61(4) and or to shore up, secure, or hoard in a structure in accordance with Section 62(2) shall be		5% of the work but subject to a minimum fee of £200
d.	In addition to any fees payable under (a) to (c) above, the fee payable where the Council undertakes work to take down, repair or otherwise secure a dangerous structure under Section 64(2) following the failure of the owner or occupier to comply with a Court order under Section 64(1) for obtaining tenders (if necessary) supervision and/or checking and certifying accounts and other services by the Council shall be:		5% of the work but subject to a minimum fee of £200 per site inspection
e.	Any additional site visits which are commenced after 9 am and before 5 pm Monday to Friday - a charge per visit		£200
f.	Any additional site visits which are commenced at any other time or on a public holiday - a charge per visit of		£350
g.	For any additional time spent in dealing with a dangerous structure (e.g admin and invoicing- charge per hour		£100

The fees payable under the schedule above do not include any financial on-costs for additional contractor attendance (to undertake works to make the site safe) or legal costs. Nor do they include any costs incurred by the Council under any other legislation such as, for example, the Highways Act.