



Cherwell District Council
Equality and Climate Impact Assessment
Land Charges

November 2021

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Section 1: Summary details

Directorate and Service Area	Customers and Cultural Services – Land Charges
What is being assessed (e.g. name of policy, procedure, project, service or proposed service change).	Increasing the Local Land Charges CON29 search fee by £20
Is this a new or existing function or policy?	Existing Function
Summary of assessment Briefly summarise the policy or proposed service change. Summarise possible impacts. Does the proposal bias, discriminate or unfairly disadvantage individuals or groups within the community? (following completion of the assessment).	<p>To increase the Local Land Charges CON29 search fee by £20 (from £100 to £120 + VAT) to meet saving targets for the Council. Local authority searches are requested by conveyancing companies and Solicitors as part of the property transaction process.</p> <p>The fee increase will maintain the fee at an average fee level when compared to other Oxfordshire Councils (based on data from August 2021). On average it costs property purchasers (residential) £9k to purchase/move to a new house, therefore the fee increase is extremely minimal in terms of overall cost.</p> <p>The increase has not been found to bias, discriminate or unfairly disadvantage individuals or groups within the community.</p>
Completed By	Louise M Tustian
Authorised By	Mark Haynes
Date of Assessment	9 th November 2021

Section 2: Detail of proposal

<p>Context / Background</p> <p>Briefly summarise the background to the policy or proposed service change, including reasons for any changes from previous versions.</p>	<p>Local authority searches are requested by conveyancing companies and Solicitors as part of all residential property transaction processes. Land Charges provides this service and coordinates the responses to CON29 searches from all contributing departments. The Council is able to charge for this service as regulated by statutory Instrument The Local Authorities (England) (Charges for property searches) Regs 2008 SI 2008/3248</p>
<p>Proposals</p> <p>Explain the detail of the proposals, including why this has been decided as the best course of action.</p>	<p>Land Charges is small service with most of its costs being staff. Savings made on staff would have a detrimental effect on the service provision and would hugely affect the local housing market. The service has limited other costs making the target for savings impossible to meet. The service has therefore proposed a fee increase to provide additional income. The proposal is to increase the CON29 from £100 to £120. Estimating additional income in the region of £16,350.</p>
<p>Evidence / Intelligence</p> <p>List and explain any data, consultation outcomes, research findings, feedback from service users and stakeholders etc, that supports your proposals and can help to inform the judgements you make about potential impact on different individuals, communities or groups and our ability to deliver our climate commitments.</p>	<p>On average the cost of moving home is £9k. Those able to purchase property are therefore able to find funds of £9k. A fee increase is an industry wide annual occurrence.</p> <p>Fee benchmarking has taken place and found that Cherwell's CON29 fee with the £20 increase including VAT would be in line with the *current average charged across Oxfordshire (* based on information from August 2021)</p> <p>The £20 fee increase proposal has been based on the average fee we receive for a full search. This can include additional fees in cases where additional optional questions are request or for additional parcels of Land. The estimated additional income is based on these income streams remaining as previous years.</p>

<p>Alternatives considered / rejected</p> <p>Summarise any other approaches that have been considered in developing the policy or proposed service change, and the reasons why these were not adopted. This could include reasons why doing nothing is not an option.</p>	<p>Had the average fee as described above not been considered where additional income is received, the fee would have to be increased by £36. It was decided this was a too significant an increase and therefore not proposed.</p> <p>Not increasing the fee will mean that the service will not be able to meet the savings target.</p>
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Section 3: Impact Assessment - Protected Characteristics

Protected Characteristic	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Marriage & Civil Partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Race	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sex	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Sexual Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Section 3: Impact Assessment - Additional Community Impacts

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Rural communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Armed Forces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Carers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Areas of deprivation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Section 3: Impact Assessment - Additional Wider Impacts

Additional Wider Impacts	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Other Council Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Providers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Social Value ¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

¹ If the Public Services (Social Value) Act 2012 applies to this proposal, please summarise here how you have considered how the contract might improve the economic, social, and environmental well-being of the relevant area

Section 3: Impact Assessment - Climate Change Impacts

OCC and CDC aim to be carbon neutral by 2030. How will your proposal affect our ability to reduce carbon emissions related to

Climate change impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Energy use in our buildings or highways	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Our fleet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Staff travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Purchased services and products (including construction)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Maintained schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

We are also committed to enable Cherwell to become carbon neutral by 2030 and Oxfordshire by 2050. How will your proposal affect our ability to:

Climate change impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Timescale and monitoring arrangements
Enable carbon emissions reduction at district/county level?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

Section 4: Review

Where bias, negative impact or disadvantage is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review Date	November 2022
Person Responsible for Review	Louise M Tustian
Authorised By	Mark Haynes