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Date: Thursday, 20 February 2025

Governance Support
Town Hall
Castle Circus
Torquay
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Dear Member

COUNCIL - THURSDAY, 27 FEBRUARY 2025

I am now able to enclose, for consideration at the Thursday, 27 February 2025 meeting of the Council, the following reports that were unavailable when the agenda was printed.

Agenda No	Item	Page
7.	Revenue and Capital Budget 2025/2026 Proposals <ul style="list-style-type: none">- Appendix 4 Fees and Charges the Social Housing Section has been updated with the Affordable Rent Charge for a two bed flat; and- In accordance with recommendation 3.5 the Director of Public Health has prepared proposals for the increased allocation of the Public Health Grant.	(Pages 3 - 68)

Yours sincerely

June Gurry
Clerk

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FEES AND CHARGES PROPOSED FOR 2025/26

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Building Control Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/building-control/bc-fees/>

Standard application charges for new dwellings and those created by conversion (Houses, flats and maisonettes not exceeding 300m ² in area and 3 storeys in height)	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate SR			
1 dwelling	1070.00	1110.00	Traded
2 dwellings	1,335.00	1382.00	Traded
3 dwellings	1,500.00	1553.00	Traded
4 dwellings	1,665.00	1723.00	Traded
5 dwellings	1,820.00	1884.00	Traded
6 dwellings	1,976.00	2045.00	Traded

For developments in excess of 6 units, please contact the Building Control Division for details

Standard charges for small domestic buildings, extensions, rooms in the roof	£ Current 2024/25 Full Plans Charge	£ Current 2024/25 Building Notice Charge	£ Proposed 2025/26 Full Plans Charge	£ Proposed 2025/26 Building Notice Charge	Category
VAT Rate SR					
Extension not exceeding 10m ²	550.00	630.00	570.00	655.00	Traded
Exceeding 10m ² but not over 40m ²	820.00	890.00	850.00	925.00	Traded
Exceeding 40m ² but not over 100m ²	920.00	1,020.00	955.00	1060.00	Traded
Any non-exempt Garage/Carport	450.00	510.00	465.00	530.00	Traded
Loft Conversion	700.00	820.00	725.00	850.00	Traded
Conversion of domestic garage to habitable accommodation	430.00	500.00	445.00	520.00	Traded

(Areas are total floor areas of all storeys measured internally)

Where the total or the aggregation of the floor area of one or more extensions exceeds 40m², please contact the Building Control Department for

Standard charges for the Renovation of Thermal elements, Window replacement and Electrical/Controlled Installations for small domestic buildings VAT Rate SR	£	£	£	£	Category
	Current 2024/25 Full Plans Charge	Current 2023/24 Building Notice Charge	Proposed 2025/26 Full Plans Charge	Proposed 2025/26 Building Notice Charge	
Renovation of a thermal element to a single dwelling, (replacement roof covering, render, internal plaster or insulation)	250.00	250.00	260.00	260.00	Traded
Controllable electrical work to a domestic dwelling, (not competent persons)	180.00	180.00	190.00	190.00	Traded
Electrical work comprising of re- wiring a whole house (not competent persons)	270.00	270.00	285.00	285.00	Traded
Replacement of windows/doors (not competent persons) 1-4	155.00	155.00	165.00	165.00	Traded
Replacement of windows/doors (not competent persons) 5+	230.00	230.00	240.00	240.00	Traded
Installation of microgeneration systems or the installation of solid fuel, gas or oil fired appliances	200.00	200.00	210.00	210.00	Traded

Standard charges for all other building work (including renovation of thermal elements to Non Domestic Buildings) VAT Rate SR	£	£	£	£	Category
	Current 2024/25 Full Plans Charge	Current 2023/24 Building Notice Charge	Proposed 2025/26 Full Plans Charge	Proposed 2025/26 Building Notice Charge	
Under £2,000	240.00	300.00	250.00	310.00	Traded
£2,001 – £5,000	380.00	440.00	395.00	455.00	Traded
£5,001 – £10,000	470.00	560.00	485.00	585.00	Traded
£10,001 – £25,000	700.00	700.00	775.00	775.00	Traded
£25,001 – £50,000	840.00	840.00	925.00	925.00	Traded

For developments in excess of £50,000 please contact the Building Control Division for details

Regularisation Fees Domestic Extensions and Alterations VAT Rate OS	£ Current 2024/25	£ Proposed 2025/26	Category
Extension not exceeding 10m sq	835.00	865.00	Levy
Exceeding 10m sq but not over 40m sq	1,188.00	1230.00	Levy
Exceeding 40m sq and over	1,476.00	1528.00	Levy
Any garage/carport	710.00	735.00	Levy
Conversion of domestic garage to habitable accommodation	710.00	735.00	Levy
Loft conversion	1,344.00	1392.00	Levy
Renovation of a thermal element to a single dwelling, (replacement roof covering, render, internal plaster or insulation)	340.00	352.00	Levy
Installation of microgeneration systems or the installation of solid fuel, gas or oil fired appliances	290.00	300.00	Levy
Controllable electrical work to a domestic dwelling	260.00	270.00	Levy
Electrical work comprising of re- wiring a whole house	340.00	352.00	Levy
Replacement of windows 1-4	230.00	240.00	Levy
Replacement of windows 5+	312.00	323.00	Levy
Regularisation Fees The Building or Conversion of New Dwellings VAT Rate OS	£ Current 2024/25	£ Proposed 2025/26	Category
1 dwelling	1,280.00	1325.00	Levy
2 dwellings	1,600.00	1656.00	Levy
3 dwellings	1,820.00	1884.00	Levy
4 dwellings	1,996.80	2067.00	Levy

Regularisation Fees Calculation of Charges for all Other Building Work:	£ Current	£ Proposed	Category
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Estimated Cost of Work VAT Rate OS	2024/25
Under £2,000	400.00
£2,001 – £5,000	541.00
£5,001 – £10,000	805.00
£10,001 – £25,000	990.00
£25,001 – £50,000	1,200.00

2025/26
414.00
560.00
834.00
1025.00
1242.00

Levy
Levy
Levy
Levy
Levy

For works with an estimated value over £50,000 please contact

Parking - Off Street

Off Street Parking Places – Zone 1 (charges apply 7am to midnight)

VAT Rate SR

Brixham

Car Park	Up to 30 minutes	Up to 1 hour	Up to 2 hours	Up to 3 hours	Overnight ²
Brixham Central Car Park ¹	£0.90	£1.70	£2.90	£4.10	£4.90

¹ – Maximum stay of 3 hours permitted during the period 7am to 6pm every day.

² - Overnight is available 6pm to midnight

Paignton

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours	Overnight ³
Churchward Road Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Crown & Anchor Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Great Western Car Park ¹	£1.70	£2.90	£4.10	n/a	n/a	£4.90
Hyde Road Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Preston Gardens Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Station Lane Car Park ²	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Victoria Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a

¹ – Maximum stay of 3 hours permitted during the period 7am to 6pm every day.

² – Long stay car park also has a section of parking bays that allow a maximum stay of 60 minutes.

³ - Overnight is available 6pm to midnight

Torquay

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours	Overnight ⁵
Brunswick Square Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Chilcote Close Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Lower Union Lane Multi Storey Car Park ³	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Lower Union Lane Shoppers Car Park ⁴	£1.70	n/a	n/a	n/a	n/a	£4.90
Lymington Road Coach Station Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Melville Street Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
St Marychurch Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Town Hall Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a
Union Square Car Park	£1.70	£2.90	£4.10	£5.20	£9.60	n/a

³ – Pay on exit car park.

⁴ – Maximum stay of 1 hour permitted during the period 7am to 6pm every day.

⁵ - Overnight is available 6pm to midnight

Off Street Parking Places – Zone 2 (charges apply 7am to midnight)

VAT Rate SR

Brixham

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours
Freshwater Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Oxen Cove Car Park	£1.80	£3.00	£4.20	£5.50	£10.50

Paignton

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours
Clennon Valley Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Roundham Car Park ¹	£1.80	£3.00	£4.20	£5.50	£10.50

¹ – Winter parking charges apply during the period 1st November to 20th March (dates inclusive), these charges are listed at end of this Schedule.

Torquay

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours
Cockington Court Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Cockington Cycle Hub Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Cockington Village Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Hampton Avenue Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Harbour Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Meadfoot Road Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Princes Street Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Shedden Hill Car Park	£1.80	£3.00	£4.20	£5.50	£10.50
Torre Valley Car Park ¹	£1.80	£3.00	£4.20	£5.50	£10.50
Walls Hill Car Park	£1.80	£3.00	£4.20	£5.50	£10.50

¹ – Winter parking charges apply during the period 1st November to 20th March (dates inclusive), these charges are listed at end of this Schedule.

Winter Tariff (only available during the period 1st November to 20th March – dates inclusive) – the above charges apply outside of

Car Park	Up to 1 hour	Up to 2 hours	Up to 4 hours	Up to 17 hours
Roundham Car Park	£1.10	£1.50	£2.40	£3.50
Torre Valley Car Park	£1.10	£1.50	£2.40	£3.50

Off Street Parking Places – Zone 3 (charges apply 7am to midnight)

VAT Rate SR

Brixham

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours
Breakwater Car Park ¹	£1.90	£3.20	£4.70	£5.80	£11.00

¹ – Winter parking charges apply during the period 1st November to 20th March (dates inclusive), these charges are listed at end of this Schedule.

Paignton

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours	Overnight ³
Broadsands Car Park ¹	£1.90	£3.20	£4.70	£5.80	£11.00	n/a
Cliff Park Road Car Park ¹	£1.90	£3.20	£4.70	£5.80	£11.00	n/a
Colin Road Car Park	n/a	£3.20	£4.70	£5.80	£11.00	n/a
Goodrington ²	n/a	£3.20	£4.70	n/a	n/a	£5.00
Quaywest Car Park	n/a	£3.20	£4.70	£5.80	£11.00	n/a
Youngs Park Car Park	n/a	£3.20	£4.70	£5.80	£11.00	n/a

¹ – Winter parking charges apply during the period 1st November to 20th March (dates inclusive), these charges are listed at end of Schedule 7.

² – Maximum stay of 3 hours permitted during the period 7am to 6pm every day.

³ - Overnight is available 6pm to midnight

Torquay

Car Park	Up to 1 hour	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 17 hours
Abbey Park Car Park	n/a	£3.20	£4.70	£5.80	£11.00
Beacon Quay Car Park	n/a	£3.20	£4.70	£5.80	£11.00
Kilmorie Car Park ¹	£1.90	£3.20	£4.70	£5.80	£11.00
Meadfoot Beach Car Park ¹	£1.90	£3.20	£4.70	£5.80	£11.00

¹ – Winter parking charges apply during the period 1st November to 20th March (dates inclusive), these charges are listed at end of this Schedule.

Winter Tariff (only available during the period 1st November to 20th March – dates inclusive) – the above charges apply outside of this period

Car Park	Up to 1 hour	Up to 2 hours	Up to 4 hours	Up to 17 hours
Breakwater	£1.10	£1.50	£2.40	£3.50
Broadsands	£1.10	£1.50	£2.40	£3.50
Cliff Park Road	£1.10	£1.50	£2.40	£3.50
Kilmorie	£1.10	£1.50	£2.40	£3.50
Meadfoot Beach	£1.10	£1.50	£2.40	£3.50

Off Street Parking Places – Commercial Vehicle Locations (Charges apply 7am to midnight)

VAT Rate SR

Brixham
Page 3

Car Park	Up to 1 hour	Up to 4 hours	Up to 17 hours
Freshwater Car Park	£6.20	£12.40	£18.90

Paignton

Car Park	Up to 1 hour	Up to 4 hours	Up to 17 hours
Clennon Valley Car Park	£6.20	£12.40	£18.90
Victoria Car Park	£6.20	£12.40	£18.90

Torquay

Car Park	Up to 1 hour	Up to 4 hours	Up to 17 hours
Hampton Avenue Car Park	£6.20	£12.40	£18.90
Lymington Road Coach Station Car Park	£6.20	£12.40	£18.90
Shedden Hill Car Park	£6.20	£12.40	£18.90

Promotional Parking Charges

VAT Rate SR

Parking period up to:
 Parking Promotion 1 – up to 6 hours
 Parking Promotion 1 – up to 12 hours

Charge
 50p
 £1.00

Car Parking - Pay and Display Charges

Agreed charges for 2025/26

On Street Parking Places – Zone 1

VAT Rate OS

Paignton

Street	Charging Hours	Up to 4 hours	All day
Sands Road	8am to 6pm, daily	£2.00	£3.10
Stearfield Road	8am to 6pm, daily	£2.00	£3.10

Torquay

Street	Charging Hours	Up to 4 hours	All day
Lymington Road (commuter spaces)	9am to 5pm, Mon-Sat	£2.00	£3.10
Magdalene Road	9am to 5pm, Mon-Sat	£2.00	£3.10
Newton Road	8am to 6pm, daily	£2.00	£3.10

On Street Parking Places – Zone 2

VAT Rate OS

Paignton

Street	Charging Hours	Up to 30 minutes	Up to 1 hour	Up to 1.5 hours	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 5 hours	Up to 6 hours	All day
Adelphi Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Dendy Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Hyde Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Palace Avenue	9am to 6pm, Mon-Sat	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Queens Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Torbay Road	9am to 6pm, daily (one section is 10am to 6pm daily)	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Torquay Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40

Torquay

Street	Charging Hours	Up to 30 minutes	Up to 1 hour	Up to 1.5 hours	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 5 hours	Up to 6 hours	All day
Abbey Road	9am to 5pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Babbacombe Road	8am to 6pm, Mon-Sat (one section is 8am to 6pm, daily)	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Briary Lane	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Castle Road	8am to 6pm, Mon-Sat	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Lymington Road	8am to 6pm, Mon-Sat	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Market Street	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Parkhill Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Palmlico	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
The Terrace	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Torwood Gardens Road	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Torwood Street	8am to 6pm, daily	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40
Union Street	8am to 6pm, Mon-Sat	£1.30	£1.90	£2.90	£3.50	£4.60	£5.80	£6.90	£8.00	£11.40

On Street Parking Places – Zone 3

VAT Rate OS

Paignton

Street	Charging Hours	Up to 30 minutes	Up to 1 hour	Up to 1.5 hours	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 5 hours	Up to 6 hours	24 hours
Eastern Esplanade	24 hours a day, daily	£1.40	£2.10	£3.00	£3.70	£5.00	£6.10	£7.20	£8.30	£11.90
Marine Drive	24 hours a day, daily	£1.40	£2.10	£3.00	£3.70	£5.00	£6.10	£7.20	£8.30	£11.90

Torquay

Street	Charging Hours	Up to 30 minutes	Up to 1 hour	Up to 1.5 hours	Up to 2 hours	Up to 3 hours	Up to 4 hours	Up to 5 hours	Up to 6 hours	24 hours
Torbay Road	24 hours a day, daily	£1.40	£2.10	£3.00	£3.70	£5.00	£6.10	£7.20	£8.30	£11.90

On Street Parking Permits

VAT Rate OS

Permit Type	Current Charge	Proposed Charges	Category
Annual On Street Permit (up front)*	£700.00	£720.00	Traded
Monthly On Street Permit	£105.00	£108.00	Traded
Monthly Commuter On Street Permit	£63.00	£65.00	Traded
Healthcare and Emergency Badge	£15.00	£15.00	Cost recovery
Controlled Parking Zone	£30.00	£35.00	Cost recovery

* Note – Cost of Annual Permit increases to £770.00 if paid for using Direct Debit option

Parking Permits and Commercial Parking - Fees and Charges

Types of Parking Permits – Off-Street		Current Charges 2024/25	Charges 2025/26	Category
Permit Type	Coverage			
Annual (up front)	Covers use in all Torbay Council car parks	£455.00	£475.00	Traded
Monthly	Covers use in all Torbay Council car parks except Lower Union Lane	£75.00	£77.00	Traded
8 days	Covers use in all Torbay Council Car Parks except Lower Union Lane	£52.00	£54.00	Traded
4 days		£29.00	£30.00	Traded
Off Peak	Valid 3.00 p.m. to 10.00 a.m. and covers use in all Torbay Council car parks except Lower Union Lane	£75.00	£77.00	Traded
Disabled Persons Parking Permit	All Pay & Display Car Parks	£46.50	£48.00	Cost recovery
Administration fee to change vehicle registration details on car park permits	All car park permits	£25.00	£25.00	Cost recovery

Note – Cost of Annual Permit increases to £523.00 if paid for using Direct Debit option

Reserved Bays		Charges 2024/25	Charges 2025/26	Category
Beacon Quay	3 spaces	£680.00	£700.00	Traded
Breakwater	2 spaces	£680.00	£700.00	Traded
Chilcote Close	10 spaces	£680.00	£700.00	Traded
Freshwater	24 spaces	£680.00	£700.00	Traded
Harbour Car Park	Not specified	£680.00	£700.00	Traded
Harbour Car Park - Museum Road	Not specified	£680.00	£700.00	Traded
Lymington Road Coach Station	Innovation centre tenants only (28 spaces) Not for general public sale	N/A	N/A	Traded
St Dominics Close	4 spaces	£680.00	£700.00	Traded
Victoria	40 spaces	£680.00	£700.00	Traded
Shedden Hill Car Park	Torquay Lawn Tennis Club only (10 spaces)	N/A	N/A	Traded
Southern Quay	Residential	£740.00	£760.00	Traded
Southern Quay	Business	£1,545.00	£1,590.00	Traded
Reserved Bays	Notification of change of business	£50.00	£50.00	Cost recovery

Commercial Parking (includes coaches) Car Parks VAT Rate SR	£ Current Charges 2024/25	£ Proposed Charges 2025/26	Category
Time Period - All year round			
Up to 1 hour	£5.90	£6.20	Traded
Up to 4 hours	£11.90	£12.40	Traded
Up to 24 hours	£18.20	£18.90	Traded
Weekly	£74.00	£75.50	Traded

Community Safety Fees & Charges

Food, Health & Safety and Public Safety Discretionary Fees

Body alteration registrations http://www.torbay.gov.uk/business/licensing/skin-piercing/	£		Category	2025/26 % rise	
	Current	2024/25			Proposed 2025/26
VAT Rate OS					
Tattooing, Electrolysis and Body Piercing (excluding cartridge systems) – Premises	290.00		300.00	Cost Recovery	3.45%
Tattooing, Electrolysis and Body Piercing (excluding cartridge systems) – Practitioner	167.00		173.00	Cost Recovery	3.59%
Practitioner registration at reduced rate per person when completing a joint application (Premises and Practitioner)	100.00		104.00	Cost Recovery	4.00%
Tattooing, Electrolysis and Body Piercing : Amendment to registration (e.g change of name)	55.00		57.00	Cost Recovery	3.64%
Ear piercing using an approved cartridge system – Premises	155.00		165.00	Cost Recovery	6.45%
Ear piercing using an approved cartridge system – Practitioner	139.00		145.00	Cost Recovery	4.32%
Ear Piercing using an approved cartridge system - Practitioner registration at reduced rate per person when completing a joint application (Premises and Practitioner)	84.00		87.00	Cost Recovery	3.57%
Ear Piercing: Amendment to registration (e.g. change of name)	55.00		57.00	Cost Recovery	3.64%

Fish Export Certificates	£		Category	2025/26 % rise	
	Current	2024/25			Proposed 2025/26
VAT Rate OS					
*Export Support Attestation	135.00		140.00	Cost Recovery	3.70%
*Any Export Certificates (fish) – Advanced	135.00		140.00	Cost Recovery	3.70%
*Any Export Certificates (fish) – Advanced - Late Notice where notified after 1pm	180.00		187.00	Cost Recovery	
*Export Certificates (fish) – Advanced (where re-issued required due to error caused by business)	135.00		140.00	Cost Recovery	3.70%

* Charges applicable Monday-Friday

Factual reports to Solicitors following accidents	£		Category	2025/26 % rise	
	Current	2024/25			Proposed 2025/26
VAT Rate OS					
Factual report	239.00		248.00	Cost Recovery	3.77%
Photocopying per sheet	1.72		1.78	Cost Recovery	3.49%
Photographs			Actual costs	Cost Recovery	

Sports Grounds	£		Category	2025/26 % rise	
	Current	2024/25			Proposed 2025/26
VAT Rate OS					
General or Special Safety Certificate (Sports grounds) - new	3,640.00		3767.00	Cost Recovery	3.49%
General or Special Safety Certificate (Sports grounds) – alteration requested by sports grounds	1040.00		1076.00	Cost Recovery	3.46%
Regulated Stand (Sports grounds) - new	1040.00		1076.00	Cost Recovery	3.46%
Regulated Stand (Sports grounds) - alteration requested by sports grounds	520.00		538.00	Cost Recovery	3.46%

Licensing Discretionary Fees

Street Trading http://www.torbay.gov.uk/business/licensing/street-and-trading/street-trading/	£		Category	2025/26 % rise	
	Current	2024/25			Proposed 2025/26
VAT Rate OS					
Annual	1,178.00		1178.00	Cost Recovery	0.00%
3 months	525.00		525.00	Cost Recovery	0.00%
1 month	224.00		224.00	Cost Recovery	0.00%
Daily	172.00		172.00	Cost Recovery	0.00%
Replacement or amendment	40.00		40.00	Cost Recovery	0.00%
Small Traders 0-15 #					
1 day only	200.00		200.00	Cost Recovery	0.00%
2-3 days	354.00		354.00	Cost Recovery	0.00%
4-6 days	517.00		517.00	Cost Recovery	0.00%
7-9 days	678.00		678.00	Cost Recovery	0.00%
10-12 days	839.00		839.00	Cost Recovery	0.00%
13-15 days	1,000.00		1000.00	Cost Recovery	0.00%
16+ days	1,161.00		1161.00	Cost Recovery	0.00%
Medium Traders 16-30 #					
1 day only	400.00		400.00	Cost Recovery	0.00%
2-3 days	857.00		857.00	Cost Recovery	0.00%
4-6 days	1,259.00		1259.00	Cost Recovery	0.00%
7-9 days	1,661.00		1661.00	Cost Recovery	0.00%
10-12 days	2,068.00		2068.00	Cost Recovery	0.00%
13-15 days	2,469.00		2469.00	Cost Recovery	0.00%
16+ days	2,792.00		2792.00	Cost Recovery	0.00%
High Traders 31+ #					
1 day only	600.00		600.00	Cost Recovery	0.00%
2-3 days	1,373.00		1373.00	Cost Recovery	0.00%
4-6 days	2,024.00		2024.00	Cost Recovery	0.00%
7-9 days	2,666.00		2666.00	Cost Recovery	0.00%
10-12 days	3,311.00		3311.00	Cost Recovery	0.00%
13-15 days	3,949.00		3949.00	Cost Recovery	0.00%
16+ days	4,604.00		4604.00	Cost Recovery	0.00%
Annual Fee for Outdoor Torquay Town Centre Market Supported by Torbay Council (up to 15 stalls)	1,000.00		1000.00	Cost Recovery	0.00%
Annual Fee for Outdoor Torquay Town Centre Market Supported by Torbay Council (up to 30 stalls)	1,300.00		1300.00	Cost Recovery	0.00%
Annual Fee for Outdoor Torquay Town Centre Market Supported by Torbay Council (31 stalls plus)	1,600.00		1600.00	Cost Recovery	0.00%

If an applicant applying for an event/events, applies for a number of days within a given time period, even if those days are not consecutive or not at the same location

Local Community Street Trading Events (i.e. friend of park etc.) where the purpose is charitable, but where stall holders only pay a contribution for charitable purposes -
Council Event, run by the Events Team (as opposed to an event support by TBC) then fee will be **half** the fee listed in the trader fee table above.
Charitable Street Trading Events, where ALL money raised is for charitable purposes - Free (with agreement from Council)

Zoo Licensing		£	£	
http://www.torbay.gov.uk/business/licensing/animals/zoo/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
First ever licence		3000.00	3100.00	Cost Recovery
Statutory six yearly inspection		2000.00	2060.00	Cost Recovery
Periodic three year inspection		2000.00	2060.00	Cost Recovery
Informal annual inspection		500.00	515.00	Cost Recovery
Transfer of Licence		270.00	280.00	Cost Recovery

2025/26 % rise
3.33%
3.00%
3.00%
3.00%
3.70%

Dangerous Wild Animal Licences		£	£	
http://www.torbay.gov.uk/business/licensing/animals/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
Dangerous Wild Animals Act 1976**		600.00	621.00	Cost Recovery
** Plus costs of vets fees as required				

2025/26 % rise
3.50%

All Animal Licences (except Zoo and DWA) (see Footnote)		£	£	
http://www.torbay.gov.uk/business/licensing/animals/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
Home Boarding **		530.00	549.00	Cost Recovery
Kennels inc Catteries **		600.00	621.00	Cost Recovery
Pet Shops **		630.00	652.00	Cost Recovery
Dog Breeding **		630.00	652.00	Cost Recovery
Day Care **		550.00	569.00	Cost Recovery
Horses (Riding Establishments) **		770.00	797.00	Cost Recovery
Keeping or Training Animals for Exhibition ** (was Performing Animals)		550.00	569.00	Cost Recovery
Rescore Visit		NEW	275.00	Cost Recovery
Admin fee (change of circumstances such as change of name, add host to franchisee)		NEW	25.00	Cost Recovery
Licence variation fee (e.g. request to add/remove species)		NEW	55.00	Cost Recovery

2025/26 % rise
3.58%
3.50%
3.49%
3.49%
3.45%
3.51%
3.45%

** Plus costs of vets fees as required

Footnote:
In all cases where there is more than one activity per licence. The fee will be:
- Highest Cost Activity - Full Fee, plus;
- Second (or second Highest) Cost Activity - 30% of fee
- Any third or subsequent activity add 10% of fee

Sex Entertainment Premises		£	£	
http://www.torbay.gov.uk/business/licensing/sex-entertainment-venue/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
Sex Shop Establishment: New Application		7,212.00	7000.00	Cost Recovery
Sex Shop Establishment: Annual Licence Fee		4,208.00	4050.00	Cost Recovery
Sex Shop Establishment: Transfer of Licence		640.00	665.00	Cost Recovery
Sex Shop Establishment: Variation		640.00	665.00	Cost Recovery
Sexual Entertainment Venue: New Application		7,212.00	7000.00	Cost Recovery
Sexual Entertainment Venue: Annual Licence Fee		4,208.00	4050.00	Cost Recovery
Sexual Entertainment Venue: Transfer of Licence		640.00	665.00	Cost Recovery
Sexual Entertainment Venue: Variation		640.00	665.00	Cost Recovery

2025/26 % rise
-2.94%
-3.75%
3.91%
3.91%
-2.94%
-3.75%
3.91%
3.91%

Distribution of printed matter		£	£	
http://www.torbay.gov.uk/business/licensing/street-and-trading/leaflets/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
Consent under CNEA to distribute free printed matter – one distributor		144.00	149.00	Cost Recovery
For each additional distributor up to a maximum of six		27.00	28.00	Cost Recovery

2025/26 % rise
3.47%
3.70%

Park Homes		£	£	
http://www.torbay.gov.uk/business/licensing/caravan-and-park-home-sites/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
Annual Licence Fee (Lower band)		166.00	171.00	Cost Recovery
Annual Licence Fee (Higher band)		3,120.00	3230.00	Cost Recovery
Application Fee for a Site Licence		806.00	835.00	Cost Recovery
Application to Transfer a Site Licence		428.00	440.00	Cost Recovery
Application to vary conditions on a Site Licence		428.00	440.00	Cost Recovery
To post site conditions on Council website		100.00	103.00	Cost Recovery
Compliance Notice – Cost of Notice*		100.00	103.00	Cost Recovery

2025/26 % rise
3.01%
3.53%
3.60%
2.80%
2.80%
3.00%
3.00%

*The costs of enforcement will then be added to this figure

Hackney Carriage		£	£	
http://www.torbay.gov.uk/business/licensing/taxis/hackney-carriage/		Current 2024/25	Proposed 2025/26	Category
VAT Rate OS				
Vehicle Annual - New (Includes plate and bracket)		255.00	273.00	Cost Recovery
Vehicle Annual Renewal		185.00	199.00	Cost Recovery
Driver (New)		375.00	388.00	Cost Recovery
Driver (Renewal)		270.00	279.50	Cost Recovery
Drivers badge (replacement)		32.00	33.00	Cost Recovery
Vehicle Licence Transfer Fee		73.00	74.00	Cost Recovery
Change of vehicle registration (Cherished number plate)		73.00	74.00	Cost Recovery
Plate		73.00	74.00	Cost Recovery
Replacement bracket		35.00	35.00	Cost Recovery
Knowledge test		77.00	80.00	Cost Recovery
Replacement paper licence fee		New	15.00	Cost Recovery
Licence refund fee		New	15.00	Cost Recovery

2025/26 % rise
7.06%
7.57%
3.47%
3.52%
3.13%
1.37%
1.37%
0.00%
3.90%

Application for a premises licence for a premises which already has a provisional statement			
Small Casino	3,000.00	3,000.00	National
Bingo Premises	1,200.00	1,200.00	National
Betting Premises (Tracks)	950.00	950.00	National
Betting Premises (Other)	1,200.00	1,200.00	National
Adult Gaming Centres	1,200.00	1,200.00	National
Licensed Family Entertainment Centre	950.00	950.00	National
Application checking service for Licensing & Gambling applications*			
VAT Rate SR			
Premises Licence & Club Premises Certificate applications (Licensing Act 2003 & Gambling Act 2005)	55.00	57.00	Traded
Transfer and Vary DPS application (Licensing Act 2003 & Gambling Act 2005)	22.00	23.00	Traded
Personal Licence applications (Licensing Act 2003)	17.00	18.00	Traded
Permits (Gambling Act 2005)	17.00	18.00	Traded
TEN application, assistance and send	15.00	15.00	Traded
Rate per hour for other application checks	75.00	80.00	Traded

0.00%
0.00%
0.00%
0.00%
0.00%
0.00%
0.00%
3.64%
4.55%
5.88%
5.88%
0.00%
6.67%

Advice and Support	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate SR			
Licensing advice and support visits for Businesses*			
Application licence advice (Up to 2 hours, including site visit & short report, identifying key issues)	180.00	225.00	Traded
Food and Safety training, advice and support visits for Businesses*			
VAT Rate OS			
New Business Advice (Up to 2 hours, including site visit & short report, identifying key priorities)	180.00	225.00	Traded
FHRS Rescore visit	200.00	210.00	Traded

2025/26 % rise
25.00%
25.00%
5.00%

Pavement Licences www.torbay.gov.uk/pavement-licence/	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate OS			
New Application - Pavement Licence (issued for a maximum of 2 years)	500.00	500.00	National
Renewal Application - Pavement Licence (issued for a maximum of 2 years)	350.00	350.00	National

2025/26 % rise
0.00%
0.00%

Environmental Protection Discretionary Fees http://www.torbay.gov.uk/asp-environment-and-nuisance/	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate OS			
Stray Dogs			
Carriage of Stray Dogs	83.00	86.00	Cost Recovery
Carriage of Stray Dogs (Government Fine £25.00) plus dog warden transportation costs	117.00	122.00	Cost Recovery
Out of hours call out (stray dogs)	108.00	110.00	Cost Recovery
Payment Plan Arrangement Fee	18.00	19.00	Cost Recovery
Private Water Supply Charges			
Risk Assessment	261.00	270.00	Cost recovery
Sampling Visit	110.00	114.00	Cost recovery
Investigation	137.00	142.00	Cost recovery
Granting Authorisation	137.00	142.00	Cost recovery
Missed Appointment	47.00	49.00	Cost recovery
Scrap Metal Act			
Site Licence Application Fee (3 years)	976.00	1010.00	Cost recovery
Collectors Licence Application Fee	499.00	517.00	Cost recovery
Variation Cost	112.00	116.00	Cost recovery
Renewal Fee - Site Licence	731.00	757.00	Cost recovery
Renewal Fee - Collector	366.00	379.00	Cost recovery

2025/26 % rise
3.61%
4.27%
1.85%
5.56%
3.45%
3.64%
3.65%
3.65%
4.26%
3.48%
3.61%
3.57%
3.56%
3.55%

Environmental Crime - Fixed Penalty Notice Charges	£		Category	Comments	2025/26 % rise
	Current 2024/25	Proposed 2025/26			
WAT Rate OS					
PSPO Hopes Nose and Berry Head	100.00	100.00	National		
PSPO (Dispersal)	80.00	80.00	National		
PSPO (Alcohol)	80.00	80.00	National		
Littering - with a £50 discount to £100 for early payment (within 10 days)	150.00	150.00	National	National Banding £65 min to £500 max. Payment within 10 days (beginning date of notice) discounted to £100 (minimum discount allowable £50)	
PSPO (Dog Fowling)	100.00	100.00	National	£100 maximum set by Torbay council PSPO. Payment within 10 days (beginning date of notice) discounted to £80 (minimum discount)	0.00%
PSPO (Dog off lead)	100.00	100.00	National	£100 maximum set by Torbay council PSPO. Payment within 10 days (beginning date of notice) discounted to £80 (minimum discount)	0.00%
Graffiti	150.00	150.00	National	National Banding £65 min to £500 max. Payment within 10 days (beginning date of notice) discounted to £100 (minimum discount allowable £50)	0.00%
Fly-posting	150.00	150.00	National	National Banding £65 min to £500 max. Payment within 10 days (beginning date of notice) discounted to £100 (minimum discount allowable £50)	0.00%
Abandoning a Vehicle	200.00	200.00	National	Nationally set at £200. No early repayment discount.	0.00%
Fly Tipping - Upper Offence	600.00	600.00	National	National Banding £150 min to £1000 max. Payment within 10 days (beginning date of notice) discounted to £300 (minimum discounted rate allowable £120).	0.00%
Fly Tipping - Lower Offence	400.00	400.00	National	National Banding £150 min to £1000 max. Payment within 10 days (beginning date of notice) discounted to £200 (minimum discounted rate allowable £120).	
Failure to Produce a Waste Transfer Note	300.00	300.00	National	Nationally set at £300.00. No early repayment discount.	0.00%
Domestic Waste Receptical Offences	60.00	60.00	National	National Banding £60 min to £80 max. Payment within 10 days (beginning date of notice) discounted to £40 (minimum discount allowable £40)	
Household Waste Duty of Care	400.00	400.00	National	National Banding £150 min to £600 max. Payment within 10 days discounted to £300 (minimum discounted rate allowable £180)	
Industrial and Commercial Waste Receptical Offences	110.00	110.00	National	National Banding £75min to £110 max. Payment within 10 days (beginning date of notice) discounted to £80 (minimum discount allowable £60)	
Nuisance Parking	100.00	100.00	National	Nationally set at £100. No early repayment discount	0.00%

Notes on Fixed Penalty Notices:

Littering: Dropping litter anywhere is an offence. Litter is everything from food packaging to cigarette butts and chewing gum. It can also include feeding birds. Urinating is an offence under various legislation to urinate on public surfaces, roads, pavements or streets and may be treated as littering when acted upon by the Council.

Dog fouling (PSPO): Dog fouling in a public place and failing to pick it up it is an offence.

Dogs not on lead (PSPO): Allowing a dog's to be off a lead in an area designated that it must be on a lead, is an offence.

Flyposting: It is an offence to display advertising material on buildings and street furniture without the consent of the owner. We will remove any fly posting on the highway and issue an FPN for offences or prosecute in serious cases.

Fly-tipping: Fly-tipping is the illegal dumping of waste. It can vary in scale significantly, from a bin bag of rubbish, to larger bulky waste items being dumped, such as mattresses or white goods.

Domestic duty of care: Where fly-tipped waste or waste in the hands of a non registered waste holder is traced back to an individual who is found to have failed to take reasonable steps to ensure that they transferred the waste to an authorised person. An FPN can be offered in place of a prosecution.

Commercial waste duty of care: Businesses have a duty of care to ensure their waste is removed by a licensed waste carrier. If we suspect a business is not dealing with its waste responsibly, we can issue a notice requiring the production of waste transfer documents. Failure to produce the documents results in the issue of a fine.

Private Sector Housing http://www.torbay.gov.uk/housing/advice-for-landlords/hmo/	£		Category	2025/26 % rise
	Current 2024/25	Proposed 2025/26		
WAT Rate OS				
HMO Licensing - New application	1,704.56	1997.00	Cost Recovery	17.16%
HMO Licensing - New application (enforced)	2,612.48	2843.00	Levy	8.82%
HMO Licensing - Renewal	1,416.48	1701.00	Cost Recovery	20.09%
HMO Licensing - Renewal (enforced)	1,756.56	2043.00	Levy	16.31%
Charges for Housing Act Notices plus reasonable costs incurred by the Council	Variable from 151.00 to 755.50	Variable from 125.14 to 625.70	Cost Recovery	
Immigration Inspection Fee	197.60	204.52	Cost Recovery	3.50%
Administrative Charge for landlords who fail to submit documentation when requested	57.20	59.20	Levy	3.50%
Works in Default (minimum admin charge)	£119.60 or 30% of total works (whichever is greater)	£125.00 or 30% of total works (whichever is greater)	Levy	

General Fees for all services	£		Category
	Current 2024/25	Proposed 2025/26	
WAT Rate SR			
Personal Search/Solicitor Enquiries	94.00	97.29	Traded
Contaminated Land Searches (per hour)	109.00	112.82	Traded
Repayment of fee where error was the applicant's	37.00	38.30	Traded
Replacement licence certificates	44.00	45.54	Traded
<i>Note: Visits carried out partly or entirely outside normal office hours may incur a surcharge of 50% on the standard fee or on</i>			
Domestic Minimum Energy Efficiency Standard Regs (MEES)	£		Category
	Current 2024/25	Proposed 2025/26	
WAT Rate OS			
Civil Penalty	From 1,000 to 5,000 as per policy	From 1,000 to 5,000 as per policy	Levy Levy Levy
Disabled Facility Grant (Agreed via Housing Assistance Policy)	£		Category
	Current 2024/25	Proposed 2025/26	
WAT Rate SR			
Project Management Fee	15% fee applied to the first £30,000.00 with 12% applied to discretionary element above £30,000.00	15% fee applied to the first £30,000.00 with 12% applied to discretionary element above £30,000.00	Traded
Temporary Accommodation	£		Category
	Current 2024/25 weekly rate	Proposed 2025/26 weekly rate	
WAT Rate OS (where the Council has a statutory duty)			
Council Tax - Tenants are liable for full amounts, subject to valid housing and Council tax claim and amount of award given.	0	Variable - See note	
Licence Fee - Tenants are liable for full amounts, subject to valid housing and Council tax claim and amount of award given. <i>*Note: Council Tax and weekly licence charges will vary depending on the size of the property and Council tax banding.</i>	0	Variable - See note	
Services Charges Utilites - Weekly			
Water		£4.10	
Heating (Gas/Elec)		£35.25	
Lighting		£2.85	
Laundry/Bedding		£4.10	
Cleaning		£2.85	
Cooking		£4.10	
Breakfast (per person)		£4.30	
<i>* Note - These deductions are the amounts set by the DWP that are not included with any claim. If for example breakfast is provided, then the amount will not be deducted from the costs. Some accommodation provisions will have additional charges added to the property due to property maintenance being provided by Torbay Council. These costs are not covered by Housing Benefit and therefore the applicant will be liable for these costs. *Note: Where the licensee has sole use of the property at an address, e.g. whole house of self contained flat, they will be liable for utilities through the utility provider.</i>			
Service Charge Management Fees - Weekly		£20	
<i>*1 Charges will include but not limited to communal lighting, Health and safety inspections and compliance checks</i>			
Service Charge Management and Furnishings - Weekly		£50	
<i>*2 Charges will include areas but not limited to Windows, Gardens, Guttering, kitchen appliances, cleaning at the end of the tenancy, furniture provisions.</i>			
NEW Removals and Storage of Personal Belongings Where assistance is provided full recovery of costs will be recovered from the applicant			
NEW Homeliness Assistance for Pets and Kenneling Where assistance is provided full recovery of costs will be recovered from the applicant			
NEW Damage to Emergency Accommodation Where damage has been caused full recovery of costs will be recovered from the applicant			
NEW Hostel Service Charge		£17	
CCTV			
WAT Rate SR			
Third party requests from Insurance Companies for CCTV and/or still images of Road Traffic Collisions		£102	NEW

2025/26 % rise
3.50%
3.50%
3.50%
3.50%

2025/26 % rise

2025/26 % rise

Council Tax & Business Rates Services Fees and Charges

	£		Category	2025/26 % rise
	Current 2024/25	Proposed 2025/26		
VAT Rate OS				
Court Costs - Issue of Summons	60.00	60.00	Cost Recovery	0.00%
- Issue of Liability order	25.00	25.00	Cost Recovery	0.00%
Penalty Charge for failure to provide information requested for Council Tax purposes	70.00	70.00	Levy	0.00%
Business Rates Statement of Accounts (Cost per rating list that the request covers. This would be for information relating to each of the following 1990-1994; 1995-1999; 2000-2004; 2005-2009 and 2010-2014 etc)	100.00	120.00	Cost Recovery	20.00%
For information where there is a request to check each rating list published prior to 2017. The charge will apply to each list checked.	100.00	100.00	Cost Recovery	0.00%

Culture & Sport

Outdoor Sport http://www.torbay.gov.uk/leisure-sports-and-community/sports/sports-facilities/ VAT Rate OS	£ Current 2024/25	£ Proposed Charge 2025/26	Category	2025/26 % rise
Soccer, Rugby, Hockey - Per Match				
Seniors: including showers/changing x 1 game	67.10	69.50	Subsidised	3.58%
Seniors:excluding showers/changing x 1 game	32.30	33.50	Subsidised	3.72%
Juniors (13 and under): including showers/changing x 1 game	26.00	27.00	Subsidised	3.85%
Juniors (13 and under): excluding showers/changing x 1 game	16.10	16.50	Subsidised	2.48%
Football League Clubs - Only League and Cup fixtures Season Fee x 12 games (2 hours) (including showers/changing and cutting/markng)				
Senior	572.00	592.00	Subsidised	3.50%
Junior (13 and under)	135.20	140.00	Subsidised	3.55%
Senior: Additional games	46.80	48.50	Subsidised	3.63%
Junior: Additional games	11.50	12.00	Subsidised	4.35%
Netball Courts - Upton park, Lymmington Road				
U18's per hour	14.50	15.00	Subsidised	3.45%
seniors	20.80	21.50	Subsidised	3.37%
Training Sessions				

Use of field x 2 hours (Not Pitch - there will be no cutting or marking) per session	20.80	21.50	Subsidised
Use of field x 2 hours including showers/changing (Not Pitch - there will be no cutting or marking) per session	46.80	48.00	Subsidised

3.37%
2.56%

Outdoor Sport <i>Continued</i>	£ Current 2024/25	£ Proposed Charge 2025/26	Category
http://www.torbay.gov.uk/leisure-sports-and-community/sports/sports-facilities/			
VAT Rate OS			
Schools			
Schools Sports Day: No marking or changing rooms	26.00	27.00	Subsidised
Schools Sports Day: With Changing rooms (no marking)	52.00	54.00	Subsidised
Cricket			
Weekend fixtures (full day) including changing rooms	94.60	98.00	Subsidised
Weekend fixtures (full day) excluding changing rooms	67.60	70.00	Subsidised
Afternoon or evening matches, excluding changing rooms: Excluding Saturday and Sunday	67.60	70.00	Subsidised
Athletics Training Session			
Torre Valley North, including marked track and changing facilities	53.10	55.00	Subsidised
Torre Valley North, including marked track. No changing rooms	41.60	43.00	Subsidised
Rounders			
Use of field based on a 2 hour session (No charge per pitch) No changing facilities	32.30	33.50	Subsidised
Use of field based on a day event (tournament/charity day) No changing facilities	67.60	70.00	Subsidised

2025/26 % rise
3.85%
3.85%
3.59%
3.55%
3.55%
3.58%
3.37%
3.72%
3.55%

Torre Abbey Mansion		£	£		
https://www.torre-abbey.org.uk/plan-your-visit/		Current 2024/25	Proposed Charge 2025/26	Category	2025/26 % rise
VAT Rate SR					
Adults		11.00	11.50	Traded	4.55%
Children - (5 - 18 yrs) (under 5's free)		4.00	4.00	Traded	0.00%
Family 2 adults plus children		24.00	25.00	Traded	4.17%
Family 1 adult plus children		15.00	16.00	Traded	6.67%
Annual Ticket Adult		24.00	25.00	Traded	4.17%
Joint Annual Ticket for 2 adults		38.00	40.00	Traded	5.26%
Annual Family Ticket 2 adults plus children		42.00	45.00	Traded	7.14%
Annual family ticket 1 adult plus children		28.00	30.00	Traded	7.14%
Educational group membership for schools etc.		30.00	32.00	Traded	6.67%
Groups		0.00			
Foreign language schools GROUPS of 15+ under 18's		5.00	5.50	Traded	10.00%
Adult Group (10+) House and Gardens inc.		7.00	7.50	Traded	7.14%
Adult Group (10+) House and Gardens including a tour		10.00	10.50	Traded	5.00%
House and Garden Workshop/Activities					
VAT Rate EX					
Formal education activities (under 18s 10+) half day workshop per student		6.50	6.50	Traded	0.00%
Formal education activities (under 18s 10+) full day workshop per student		10.00	10.00	Traded	0.00%
Workshop/Activities for adults (including lectures)		12.00	12.50	Traded	4.17%
VAT Rate SR (unless directly related to school curriculum: VAT EX)					
Educational guided tour		0.00	3.75	Traded	NEW
VAT Rate: Depends					
Self guided with worksheets (must have EGM)		0.00	2.50	Traded	NEW
Lectures					
VAT Rate EX					
Lecture off site (flat rate)		58.00	60.00	Traded	3.45%

Torre Abbey Mansion - Room Hire	£	£	
VAT Rate EX (unless additional facilities/services provided)	Current 2024/25	Proposed Charge 2025/26	Category
Spanish Barn (3 day) Friday to Sunday 1st April - 30th Sept	4,000.00	4,100.00	Traded
Spanish Barn (3 day) weekday & weekends 1st Oct - 31st March	2,500.00	2,560.00	Traded
Spanish Barn (3day) Monday to Thursday 1st April - 30th Sept	3,500.00	3,500.00	Traded
Spanish Barn 09.00 - 18.00 (1day)	1,250.00	1,250.00	Traded
Spanish Barn half day	650.00	660.00	Traded
Ballroom (1 day hire up 9:00- 18:00) 1st April - 30th Sept	600.00	620.00	Traded
Ballroom (1 day hire 9:00- 18:00) 1st Oct - 31st March	450.00	465.00	Traded
Gathering Space weekends 1st April -30th Sept (1 day hire 9:00-18:00)	450.00	465.00	Traded
Gathering Space weekends 1st Oct -31st March (1 day hire 9:00-18:00)	350.00	360.00	Traded

2025/26 % rise
2.50%
2.40%
0.00%
0.00%
1.54%
3.33%
3.33%
3.33%
2.86%

Room/Venue Hire - Ceremonies	£	£		
	Current	Proposed	Category	2025/26 %
VAT Rate SR	2024/25	Charge		rise
	2025/26			
Spanish Barn (3 day) Friday to Sunday 1st April - 30th Sept	4,750.00	4,850.00	Traded	2.11%
Spanish Barn (3 day) weekday & weekends 1st Oct - 31st March	2,600.00	2,690.00	Traded	3.46%
Spanish Barn (3day) Monday to Thursday 1st April - 30th Sept	3,900.00	3,950.00	Traded	1.28%
Spanish Barn wedding ceremony only up to 200 Sunday to Friday	1,150.00	1,190.00	Traded	3.48%
Spanish Barn wedding ceremony only up to 200 Saturdays	1,300.00	1,350.00	Traded	3.85%
Wedding ceremony only capacity 70 1st April - 30th Sept Mon-Fri	680.00	700.00	Traded	2.94%
Wedding ceremony only capacity 70 1st April - 30th Sept Sat-Sun	850.00	870.00	Traded	2.35%
Wedding ceremony only capacity 70 31st Oct -31st March Mon-Fri	575.00	595.00	Traded	3.48%
Wedding ceremony only capacity 70 31st Oct -31st March Sat-Sun	750.00	770.00	Traded	2.67%
Palm House ceremony (max capacity 20)	350.00	360.00	Traded	2.86%
Marquee land charge (per day)	1,000.00	1,030.00	Traded	3.00%
Formal gardens and ruins (per hour) (photography)	125.00	130.00	Traded	4.00%
Formal gardens and ruins (per hour) (receptions)	175.00	180.00	Traded	2.86%
House after 6pm (per hour)	250.00	255.00	Traded	2.00%
Spanish Barn extended hours (3 day hire past 12pm) (per hour)	350.00	360.00	Traded	2.86%
Gathering space (only applicable for; Spanish Barn, Chapel, Palm House (per hour)	200.00	205.00	Traded	2.50%
Room Hire - Learning Lab				
VAT Rate EX (unless additional facilities/services provided)				
Commercial Day Rate	260.00	270.00	Traded	3.85%
Non-commercial day rate (This rate can also be applied to Undercroft & Ballroom - Undercroft & Ballroom hire - VAT Rate SR)	135.00	140.00	Traded	3.70%

Customer Services Fees and Charges

	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate OS			
Copies of Housing Benefit payment schedules to Landlords & Agents –			
Requests for schedules less than 6 months	27.30	28.26	Cost Recovery
Requests for schedules over 6 months, per property	109.20	113.02	Cost Recovery

2025/26 % rise
3.50%
3.50%

Data Protection Subject Access Requests - Fees and Charges

	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate OS			
Subject Access Request per person	No Charge	No Charge	
Repeated Subject Access request per person per hour (where we have already dealt with a request)	62.40	64.60	Cost Recovery

2025/26% increase
3.53%

Development Control Fees and Charges

These fees are set nationally and the rates are not usually finalised at the time our fees and charges go out to consultation. We have included an estimate of rates for 25/26 based on an estimated inflationary increase of 1.7%. The link below will provide details of the final national rates - once agreed.

[A Guide to the Fees for Planning Applications in England \(planningportal.co.uk\)](https://www.planningportal.co.uk)

All Outline Applications	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated increase
VAT Rate OS				
Sites up to and including 2.5 hectares (per 0.1 hectare or part thereof)	N/A subdivided see below		National	
Dwellinghouses not more than 0.5 hectares (per 0.1 hectare or part thereof)	£578.00	£587.83	National	1.70%
Dwellinghouses between 0.5 and 2.5 hectares (per 0.1 hectare or part thereof)	£624.00	£634.61	National	1.70%
Dwellinghouses more than 2.5 hectares (per 0.1 hectare or part thereof)	15,433+ £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £202,500		National	
Buildings (Not Dwellinghouses) not more than 1 hectare (per 0.1 hectare or part thereof)	£578.00	£587.83		1.70%
Buildings (Not Dwellinghouses) between 1 hectare and 2.5 hectares (per 0.1 hectare or part thereof)	£624.00	£634.61	National	1.70%
Sites in excess of 2.5 hectares (Not Dwellinghouses)	15,433+ £186 for each additional 0.1 hectare (or part thereof) in excess of 2.5 hectares Maximum fee of £202,500		National	
Householder Applications	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Alterations/extensions to a single dwelling, including works within boundary	£258.00	£262.39	National	1.70%

Full Applications (and First Submissions of Reserved Matters)	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Alterations/extensions to a single dwelling, including works within boundary	£258.00	£262.39	National	1.70%
Alterations/extensions to two or more dwellings (inc flats), including works within boundaries	£509.00	£517.65	National	1.70%
New dwellings up to and including 50 (per dwelling)	N/A subdivided see below		National	
New dwellings up to and including 10 (per dwelling)	£578.00	£587.83		1.70%
New dwellings between 10 and 50 (per dwelling)	£624.00	£634.61		1.70%
New dwellings more than 50	£30,860 + £186 for each additional dwellinghouse in excess of 50 Maximum fee of £405,000		National	
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):				
No increase in gross floor space or no more than 40m ² created by the development	£293.00	£297.98	National	1.70%
Increase in gross floor space of more than 40m ² but no more than 1,000 (formerly 75) m ² created by the development	£578.00	£587.83	National	1.70%
Increase in gross floor space of more than 1,000 (formerly 75) m ² but no more than 3,750m ² created by the development	£624 for each 75 square metres (or part thereof)		National	
Increase in gross floor space of more than 3,750m ² created by the development	£30,680 + £186 for each additional 75 square metres (or part thereof) in excess of 3,750 square metres Maximum fee of £405,000		National	

The erection of buildings (on land used for agriculture for agricultural purposes)	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Not more than 465m ² gross floor space to be created by the development	£120.00	£122.04	National	1.70%
More than 465m ² but not more than 540m ² gross floor space to be created by the development	£578.00	£587.83	National	1.70%
More than 540m ² but not more than 1,000m ² gross floor space to be created by the development	578 for first 540 square metres + £578 for each additional 75 square metres in excess of 540 square metres		National	
More than 1,000m ² but not more than 4,215m ² gross floor space to be created by the development	£624 for first 1,000 square metres + £624 for each additional 75 square metres in excess of 1,000 square metres.		National	
More than 4,215m ² gross floor space to be created by the development	£30,860 + £186 for each additional 75 square metres (or part thereof) in excess of 4,215 square metres Maximum fee of £405,000		National	
Erection of glasshouses (on land used for the purposes of agriculture)	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Not more than 465m ² gross floor space to be created by the development	£120.00	£122.04	National	1.70%
More than 465m ² but not more than 1,000m ²	£3,225.00	£3,279.83	National	1.70%
More than 1,000m ²	£3,483.00	£3,542.21	National	1.70%
Erection/alterations/replacement of plant and machinery	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Site area not more than 1 (formerly 5) hectares per 0.1 hectare (or part thereof)	£578.00	£587.83	National	1.70%
More than 1 hectare but not more than 5 hectares per 0.1 hectare (or part thereof)	£624.00	£634.61	National	1.70%
Site area more than 5 hectares	£30,860 + £186 for each additional 0.1 hectare (or part thereof) in excess of 5 hectares Maximum fee of £405,000		National	

Applications other than Building Works	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Car parks, service roads or other accesses (For existing uses)	£293.00	£297.98	National	1.70%
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 For each 0.1 hectare (or part thereof)	£316.00	£321.37	National	1.70%
More than 15 hectares	£47,161 + £186 for each additional 0.1 hectare (or part thereof) in excess of 15 hectares Maximum fee of £105,300		National	
Operations connected with exploratory drilling for oil or natural gas				
Site area not more than 7.5 hectares for each 0.1 hectare (or part thereof)	£686.00	£697.66	National	1.70%
Site area more than 7.5 hectares	£51,395 + £204 for each additional 0.1 hectare (or part thereof) in excess of 7.5 hectares. Maximum fee of £405,000		National	
Operations (other than exploratory drilling) for the winning and working of oil or natural gas				
Site area not more than 15 hectares For each 0.1 hectare (or part thereof)	£347.00	£352.90	National	1.70%
Site area more than 15 hectares	£52,002 + additional £204 for each 0.1 hectare in excess of 15 hectares Maximum fee of £105,300		National	
Other operations (winning and working of minerals) excluding oil and natural gas				
Site area not more than 15 hectares For each 0.1 hectare (or part thereof)	£316.00	£321.37	National	1.70%
Site area More than 15 hectares	£47,161 + additional £186 for each 0.1 hectare in excess of 15 hectares Maximum fee of £105,300		National	

Other operations (not coming within any of the above categories)	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Any site area	£293 for each 0.1 hectare (or part thereof) up to a maximum of £2,535		National	
Change of Use of a building to use as one or more separate dwellinghouses, or other				
Not more than 50 dwellinghouses (per dwellinghouse)	N/A subdivided see below		National	
Not more than 10 dwellinghouses (per dwellinghouse)	£578.00	£587.83	National	1.70%
Between 10 and 50 dwellinghouses (per dwellinghouse)	£624.00	£634.61	National	1.70%
More than 50 dwellinghouses	£30,860 + £186 for each additional dwellinghouse in excess of 50 Maximum fee of £405,000		National	
Other changes of use of a building or Land	£578.00	£587.83	National	1.70%
Lawful Development Certificate				
LDC – Existing Use - in breach of a planning condition	Same as equivalent full application		National	
LDC – Existing Use LDC - lawful not to comply with a particular condition	£293.00	£297.98	National	1.70%
LDC – Proposed Use	Half the equivalent normal planning fee.		National	
Prior Approval				
VAT Rate OS				
Larger Home Extensions (from 19 August 19)	£120.00	£122.04	National	1.70%
Additional storeys on a home	£120.00	£122.04	National	1.70%
Agricultural and Forestry buildings & operations or demolition of buildings	£120.00	£122.04	National	1.70%
Demolition of Buildings	£120.00	£122.04	National	1.70%
Communications (Previously referred to as Telecommunications Code Systems Operators)	£578.00	£587.83	National	1.70%
Change of use from commercial/Business/Service (use Class E), or Betting office or Pay Day Loan Shop to mixed use including up to two flats (Use Class C3)	£120.00	£122.04	National	1.70%
Change of Use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E), Hotels (Use Class C1), Residential Institutions (Use Class C2), Secure Residential Institutions (Use Class C2A) to a State Funded School	£120.00	£122.04	National	1.70%
Change of Use of a building and any land within its curtilage from an Agricultural Building to a State-Funded School	£120.00	£122.04	National	1.70%
Change of Use of a building and any land within its curtilage from an Agricultural Building to a flexible commercial use within Commercial/Business/Service (Use Class E), Storage or Distribution (Use Class B8), or Hotels (Use Class C1)	£120.00	£122.04	National	1.70%
Change of use from shops, financial services, takeaways, betting offices, pay day loan shops or launderettes to offices	NA		National	
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	£120.00	£122.04	National	1.70%
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwelling house)	NA		National	
Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3), where there are no Associated Building Operations	£120.00	£122.04	National	1.70%

Proposed Change of Use of Agricultural Building to a Dwelling house (Use Class C3), and Associated Building Operations	£258.00	£262.39	National	1.70%
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 (Dwelling house), where there are <u>no</u> Associated Building Operations	NA		National	
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 (Dwelling house), and Associated Building Operations	NA		National	

Prior Approval continued...	£	£	Category	Estimated
	Current 2024/25	Estimated 2025/26		2025/26
Notification for Prior Approval for a Change of Use from light industrial (Class B1c) and any land within its curtilage to Dwelling houses (Class C3)	NA		National	
Change of use of a building and any land within its curtilage from Commercial/Business/Service (Use Class E) to Dwellinghouses (Class C3) for each dwellinghouse	£120.00	£122.04	National	1.70%
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 Dwelling houses (Class C3)	£120.00	£122.04	National	1.70%
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 Dwelling houses (Class C3) and Associated Building Operations	£258.00	£262.39	National	1.70%
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 Genris Uses) to Restaurants and Cafes (Class A3)	NA		National	
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 Genris Uses) to Restaurants and Cafes (Class A3) and Associated Building Operations	NA		National	
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 Genris Uses) to Assembly and Leisure Uses (Class D2)	NA		National	
Notification for Prior Approval for a Development Consisting of the Erection or Construction of a Collection Facility within the Curtilage of a Shop	£120.00	£122.04	National	1.70%
Notification for Prior Approval for the Temporary Use of Buildings or Land for the Purpose of Commercial Film making and the Associated Temporary Structures, Works, Plant or Machinery required in Connection with the Use	£120.00	£122.04	National	1.70%
Provision of Temporary School Buildings on Vacant Commercial Land and the use of that land as a State-funded School for up to 3 Academic Years	£120.00	£122.04	National	1.70%
Notification for Prior Approval for Installation, Alteration or Replacement of other Solar Photovoltaics (PV) equipment on the Roofs of Non-domestic Buildings, up to a Capacity of 1 Megawatt	£120.00	£122.04	National	1.70%
Prior Approval for Construction of new dwellinghouses (from 2 September 2020) - not more than 50 for each dwellinghouse	N/A subdivided see below		National	
Prior Approval for Construction of new dwellinghouses (from 2 September 2020) - not more than 10 for each dwellinghouse	£418.00	£425.11	National	1.70%
Prior Approval for Construction of new dwellinghouses (from 2 September 2020) - between 10 and 50 for each dwellinghouse	£451.00	£458.67	National	1.70%
Prior Approval for Construction of new dwellinghouses (from 2 September 2020) - more than 50	£22,309 + £135 for each dwellinghouse in excess of 50 Maximum fee of £405,000		National	

Reserved Matters	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Application for approval of reserved matters following outline approval	Full fee due or if full fee already paid then £578.00 due		National	
Approval/Variation/discharge of condition				
Approval/Variation/discharge of condition	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Application for removal or variation of a condition following grant of planning permission	£293.00	£297.98	National	1.70%
Discharge of conditions or request for confirmation that one or more planning conditions have been complied with - Householder	£43.00	£43.73	National	1.70%
Discharge of conditions or request for confirmation that one or more planning conditions have been complied with - All Other	£145.00	£147.47	National	1.70%
Advertising				
Advertising	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Relating to the business on the premises	£165.00	£167.81	National	1.70%
Advance signs which are not situated on or visible from the site, directing the public to a business	£165.00	£167.81	National	1.70%
Other advertisements	£578.00	£587.83	National	1.70%
Application for a Non-material Amendment Following a Grant of Planning Permission				
Application for a Non-material Amendment Following a Grant of Planning Permission	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Applications in respect of householder developments	£43.00	£43.73	National	1.70%
Applications in respect of other developments	£293.00	£297.98	National	1.70%
Application for Permission in Principle				
Application for Permission in Principle	£ Current 2024/25	£ Estimated 2025/26	Category	Estimated 2025/26
VAT Rate OS				
Site Area for each 0.1 hectare (or part thereof)	£503.00	£511.55	National	1.70%

Governance Fees and Charges

Copies of Agendas, Reports, Minutes, Constitution, Forward Plan	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate OS			
Electronic	FOC	FOC	N/A
Hardcopy: per A4 side	2.86	2.96	Cost recovery

2025/26 % rise
3.50%

Copies of Electoral Register			
Copies of the Electoral Roll per Ward (Calculated pro rata)	cost of request as set out in legislation	cost of request as set out in legislation	

Admission Appeals and Exclusion Reviews	£ Current 2024/25	£ Proposed 2025/26	Category
VAT Rate SR			
Cost per appeal in the circumstances where an appeal is arranged and heard	225.00	240.00	Subsidy
Cost if an appeal is withdrawn 2 weeks before the hearing date	160.00	210.00	Subsidy
Cost of exclusion review*	£950 per half day (based on one student) for the first 4 hours and then £400 per hour thereafter	£950 per half day (based on one student) for the first 4 hours and then £400 per hour thereafter	Subsidy

2025/26 % rise
6.67%
31.25%

* Note normal appeals increase by £15 and exclusions by £50 each year.

Green Space

Helicopter Landings	£ Current 2024/25	£ Proposed Charge 2025/26	Category	2025/26 % rise
http://www.torbay.gov.uk/roads/helicopters/				
VAT Rate SR				
Week Days 09.00 - 17.00: Per landing - up to 2hrs	112.00	115.92	Traded	3.5%
Additional hourly rate	39.47	40.85	Traded	3.5%
Out of Hours inc 5pm till dusk: per landing - up to 2hrs	159.13	164.70	Traded	3.5%
Additional hourly rate	57.20	59.20	Traded	3.5%
Saturday: Per landing up to 2 hrs	159.13	164.70	Traded	3.5%
Additional hourly rate	57.20	59.20	Traded	3.5%
Sunday: Per landing up to 2hrs	207.08	214.33	Traded	3.5%
Additional hourly rate	79.60	82.39	Traded	3.5%

Allotments (Annual Charge)	£ Current 2024/25	£ Proposed Charge 2025/26	Category	2025/26 % rise
http://www.torbay.gov.uk/leisure-sports-and-community/parks/allotments/				
VAT Rate OS				
Per 25 Square Metre with water	5.56	6.40	Subsidised	15.0%
Per 25 Square Metre without water	3.49	4.02	Subsidised	15.0%
Tool Lockers – Sherwell Valley	3.28	3.77	Subsidised	15.0%

The price dropped 2023 as we had to align the prices to those advertised on the Council website. The price of allotment plots has not kept pace with the price of water or inflation in recent years, I think this is justification for 15% rise. For information plots range from £4.50 - £55.00 per year.

Tor Bay Harbour Authority Fees and Charges

Tor Bay Harbour Authority Fees and Charges are being discussed at the Harbour Committee on 2nd December 2024

[Link to the agenda for Harbour Committee - Wednesday, 2 December 2024 5.30 pm](#)

[Agenda for Harbour Committee on Monday, 2 December 2024, 5.30 pm](#)

Highways Fees and Charges

<http://www.torbay.gov.uk/roads/highways-licenses/>

License	Chargeable Matter	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS					
Permission to place skip on the public highway (Section 139) or Scaffolding and gantry licence (Section 169) or Consent to deposit building materials / make temporary excavation in the highway. (Section 171) or Consent not to erect hoarding or fence during building (Section 172)	Consideration and administration of application (10 days) Within H/A published notice period (more than 10 days) or renewal of existing licence (more than 5 days notice).	59.96	62.25	Traded	3.83%
	Consideration and administration of application (10 days) Outside H/A published notice period (10 days and less)	119.91	124.50	Traded	3.83%
	Where a site visit is required during consideration of application (per visit)	119.91	124.50	Traded	3.83%
	Where an inspection of the site reveals non-compliance (per visit)	119.91	124.50	Traded	3.83%
Inspection of hoarding or fence set up during building (Section 172 & 173)		£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS					
Inspections made by H/A to monitor compliance with statutory duties (per visit)		115.39	119.50	Traded	3.56%
Adopted Highway		58.24	60.50	Traded	3.88%
Control of construction of cellars under street		£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS					
(Section 179) Or (Section 180[1]) Or Control of light into cellars (Section 180 [2])	Consideration and administration of application	119.91	124.50	Traded	3.83%
	Where a site visit is required during consideration of application (per visit)	119.91	124.50	Traded	3.83%
	Where an inspection of the site reveals non-compliance of application (per visit)	119.91	124.50	Traded	3.83%
Vehicle crossings over footways and verges (Section 184)		£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS					
Consideration of a request to execute such works as are specified in the request for constructing a vehicle crossing when works executed by H/A contractor		179.61	185.90	Traded	3.50%
Consideration of a request to execute such works as are specified in the request for constructing a vehicle crossing when works executed by applicants contractor		59.96	62.25	Traded	3.83%
Where a site visit is required during consideration of application (per visit)		119.91	124.50	Traded	3.83%
Where an inspection of the site reveals non-compliance (per visit)		119.91	124.50	Traded	3.83%
Clearance of accident debris		£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate SR					
Requests which do not form part of the Council's service e.g. removal of items from gullies		At cost	At cost	Cost	
VAT Rate OS					
Clearance of accident debris under Section 41 /Section 130		At cost	At cost	Cost	

Road closure & traffic restrictions (Section 14[1] & [2])	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS				
Anything done by traffic authority in connection with the making of an order				
Under section 14 (1)	1,772.99	1835.05	Traded	3.50%
	1,948.39	2016.60	Traded	3.50%
Under section 14 (2) (under 5 days)	348.71	360.95	Traded	3.51%
Additional exceptional administrative work by traffic authority See New Roads & Street Works Act, Co-Ordination Code of Practice S7.3.22	At cost	At cost	Cost	
Advertising	At cost	At cost	Cost	
Suspension of parking (Section 49 [4])				
VAT Rate OS				
Anything done by the local traffic authority in connection with or in consequence of a request to suspend the use of a parking place or part of it	At cost	At cost	Cost	
Route signs (Section 65 [1])				
VAT Rate OS				
Consideration of request to permit a traffic sign to indicate the route to specified land or premises	At cost	At cost	Cost Recovery	
The placing by the traffic authority of a sign in accordance with a request of the kind referred to in the previous	At cost	At cost	Cost Recovery	
Provision of Disabled Parking Bay (Anything done by the local traffic authority in connection with or in consequence of a request to provide a disabled parking bay)	104.00	107.65	Subsidised	3.51%
Disabled Bay Refresh	104.00	107.65	Subsidised	3.51%
Provision of access lines (Anything done by the local traffic authority in connection with or in consequence of a request to place access lines)	229.01	237.00	Traded	3.49%
Access Line Refresh	187.72	194.30	Traded	3.51%
Consideration of requests for Tourism Signage	93.86	97.15	Traded	3.50%
Street Naming & Numbering				
VAT Rate OS				
Amending House/Number change (Cost per address)	57.67	59.70	Traded	3.52%
New Development - Naming Street (Cost per street)	251.58	260.35	Traded	3.49%
New Development - Per plot (Cost per plot)	54.03	55.95	Traded	3.56%
Legislation reference Traffic Signs & General Directions Regs 1994				
VAT Rate SR				
Design consultancy	At cost	At cost	Cost Recovery	
VAT Rate OS				
Portable traffic signals (Reg 32 para 47 & TD 21/85)	At cost	At cost	Cost Recovery	
Damage to council property (Anything done by the authority to repair damage caused by others)	At cost	At cost	Cost Recovery	
Technical Information				
Basic Search	244.50	253.05	Traded	3.50%
Large Search	423.02	437.85	Traded	3.51%
Extra Large Search	784.47	811.95	Traded	3.50%
Traffic Data Request	321.83	333.10	Traded	3.50%

Street Works Regulation Made Under NRSWA 1991	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS				
Random sample (Section 75). Fee per unit of inspection	48.90	50.00	national	2.25%
Investigatory work from routine inspection. Fee per unit of inspection	72.10	72.10	national	0.00%
Investigatory works from third party report (Section 72 [1]) Fee per unit of inspection	72.10	72.10	national	0.00%
Defect inspection (Section 72 [2]), Joint visit, remedial works in progress, remedial works complete - per unit of inspection	51.50		national	-100.00%
Defect Notice (per copy)	57.40	57.40	national	0.00%
Inspection checklist (per copy)	57.40	57.40	national	0.00%

Street Works Licence (Section 50)	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS				
Licence for new apparatus				
1. Capitalised fee	248.98	257.70	Traded	3.50%
2. Administration fee	287.46	297.55	Traded	3.51%
3. Inspection fee (3 phases)	193.28	200.05	Traded	3.50%
Authorisation for works on existing apparatus				
1. Administration fee	163.23	168.95	Traded	3.51%
2. Inspection fee (3 phases)	193.28	200.05	Traded	3.50%

Overhead structures (including tower cranes, banners etc.)	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS				
Consideration and administration of application Within H/A published notice period (3 days or less)	50.85		national	-100.00%
Consideration and administration of application Outside H/A published notice period (3 days or less)	101.70		national	-100.00%
Where a site visit is required during consideration of application (per visit)	101.70		national	-100.00%
Where an inspection of the site reveals non-compliance (per visit)	101.70		national	-100.00%

Street Works Permits	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS				
Provisional Advance Authorisation				
Traffic Sensitive	105.00	105.00	national	0.00%
Non Traffic Sensitive	35.00	35.00	national	0.00%
Major Works (>10 Days)				
Traffic Sensitive	240.00	240.00	national	0.00%
Non Traffic Sensitive	75.00	75.00	national	0.00%
Major Works (4 to 10 Days)				
Traffic Sensitive	130.00	130.00	national	0.00%
Non Traffic Sensitive	40.00	40.00	national	0.00%
Standard Works (4 to 10 Days)				
Traffic Sensitive	130.00	130.00	national	0.00%
Non Traffic Sensitive	40.00	40.00	national	0.00%
Major Works (<3 days)				
Traffic Sensitive	65.00	65.00	national	0.00%
Non Traffic Sensitive	25.00	25.00	national	0.00%
Minor				
Traffic Sensitive	55.00	55.00	national	0.00%
Non Traffic Sensitive	25.00	25.00	national	0.00%
Intermediate				
Traffic Sensitive	55.00	55.00	national	0.00%
Non Traffic Sensitive	25.00	25.00	national	0.00%
Permit Variation				
Traffic Sensitive	45.00	45.00	national	0.00%
Non Traffic Sensitive	35.00	35.00	national	0.00%

Inspection fees for Agreements under Section 38 and Section 278 (Highways Act 1980)	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % rise
VAT Rate OS				
Section 38 Agreement Fees				
Works Estimated by Highway Authority to be below £25,000 Value (fixed fee)	1,500.00		national	-100.00%
Works Estimated by Highway Authority to be between £25,000 to £50,000 Value (percentage of estimated works value)	10%		national	-100.00%
Works Estimated by Highway Authority to be between £50,000 to £150,000 Value (percentage of estimated works value)	8%		national	-100.00%
Works Estimated by Highway Authority to be between above £150,000 Value (percentage of estimated works value)	6%		national	-100.00%
Section 278 Agreement Fees				
Works Estimated by Highway Authority to be below £25,000 Value (fixed fee)	1,500.00		national	-100.00%
Works Estimated by Highway Authority to be between £25,000 to £50,000 Value (percentage of estimated works value)	10%		national	-100.00%
Works Estimated by Highway Authority to be between £50,000 to £150,000 Value (percentage of estimated works value)	8%		national	-100.00%
Works Estimated by Highway Authority to be between above £150,000 Value (percentage of estimated works value)	6%		national	-100.00%
Agreements which Include Public Realm or Town Centre Improvement Works				
Additional fee to be added to the Agreement Fees stated above (percentage of estimated works value)	1%		national	-100.00%

Household Waste and Recycling Centre

Chargeable Waste at the Household Waste and Recycling Centre (HWRC)	Unit	£ Current Minimum Charge 2024/25	£ Proposed Minimum Charge 2025/26	Category	2025/26 % rise
VAT Rate SR					
The following charges are applicable where the free allowance of DIY waste has been exceeded. For further details please see the website: https://www.torbay.gov.uk/recyclingcentre					
Soil and rubble: Includes bricks, blocks, slates, tiles, rubble, paving slabs, concrete, gravel, tarmac, stones, soil, sand, hardcore and sanitary ware (ceramic toilets, sinks, pedestals etc).	Per bag/item	£2.70	£2.80	Cost recovery	3.50%
Tyres: Commercial and agricultural vehicle tyres will not be accepted. No charge for bicycle tyres.	per tyre	£4.58	£4.74	Cost recovery	3.50%
Clean plasterboard: Includes plaster and gypsum related products.	per sheet/bag	£5.41	£5.60	Cost recovery	3.50%
Plasterboard (with other materials attached): such as tiles, foil insulation or any other materials	per sheet/bag	£9.88	£10.23	Cost recovery	3.50%
Plastic window: With or without glass. Single pane window only (double charge for multiple pane plastic windows).	each	£4.58	£4.74	Cost recovery	3.50%
Plastic door or door frame: With or without glass. Single door or door frame only (double charge for double door or door + frame combined).	each	£4.58	£4.74	Cost recovery	3.50%
Bath or shower tray (plastic, fibreglass or composite): Single bath or shower tray only.	each	£4.58	£4.74	Cost recovery	3.50%
Shower screen: Plastic or glass shower screen/enclosure.	each	£4.58	£4.74	Cost recovery	3.50%
Insulation materials: 1 sheet or 1 bag.	per sheet/bag	£4.58	£4.74	Cost recovery	3.50%
Roofing felt	per bag/roll	£4.58	£4.74	Cost recovery	3.50%
All DIY plastic: Plastic pipes, guttering, fascia, soffit, skirting, cladding, loose plastics etc.	for up to 5 lengths/ pieces	£4.58	£4.74	Cost recovery	3.50%
Water tanks, panels, roofing sheets, plastic sanitary ware etc.	each	£4.58	£4.74	Cost recovery	3.50%
Asbestos: bonded asbestos only. Please note that asbestos must be double wrapped in tough plastic and completely sealed. Site staff will not be able to assist with loading asbestos into the skip. There is a maximum sheet size of 10ft (3m) x 4.5ft (1.5m).	per sheet/bag	£12.17	£12.59	Cost recovery	3.50%
Sheet Glass	Per Pane	£2.57	£2.66	Cost recovery	3.50%
Carpet, Underlay and linoleum per bag	Per bag	£2.57	£2.66	Cost recovery	3.50%
Carpet, Underlay and linoleum per roll	Per roll	£10.40	£10.76	Cost recovery	3.50%

Chargeable waste collection	Unit	£ Current Charge 2024/25	£ Proposed Charge 2025/26	Category	2025/26 % rise
VAT Rate OS					
Household Garden Waste Collection	Per Bin	£50.00	£51.75	Traded	3.50%
Household Garden Waste Collection (CTSS discount)	Per Bin	£40.00	£41.75	Subsidised	4.38%
Bin delivery	Per Bin	£0.00	£0.00	Subsidised	
Initial sign up	Per Bin	£0.00	£0.00	Subsidised	

Local Land Charges Department Fees and Charges

<https://www.torbay.gov.uk/planning-and-building-control/local-land-charges/land-charges-fees/>

	£ Current 2024/25 Torbay Council Charge	£ Proposed Charge 2025/26	Category
N.B. Due to IT technical issues previously advised 2024/25 price increases were not implemented 2025/26 increase therefore covers a 2 year increase.			
Official search in the whole or any one part of the Local Land Charges (LLC) Register (including the issue of an Official Certificate of Search):			
VAT Rate OS			
In respect of one parcel of land (a)	28.60	31.46	Cost Recovery
In respect of each additional parcel of land (subject to agreement) (c)	5.50	6.06	Cost Recovery
Personal search in the whole or any one part of the LLC Register (regardless of the number of parcels of land)	FOC	FOC	
Replies to all Required Enquiries of Local Authorities (Form Con 29R):			
VAT Rate SR			
In respect of one parcel of land (b)	84.44	92.88	Cost Recovery
In respect of each additional parcel of land (subject to agreement) (d)	15.86	17.45	Cost Recovery
Total cost of providing 'Standard' (LLC1 and CON29) Search on one parcel of land. (a+b)	113.03	124.34	Cost Recovery
Total cost of providing 'Standard' (LLC1 and CON29) Search on each additional parcel of Land. (c+d)	21.37	23.50	Cost Recovery
Ask a question of your own	19.78	21.76	Cost Recovery

2025/26 % rise
10.00%
10.00%
10.00%
10.00%
10.00%
10.00%

Replies to individual enquiries on Form Con 29R:	£ Current 2024/25 Torbay Council Charge	£ Proposed Charge 2025/26	Category	2025/26 % rise
VAT Rate SR				
Administration fee	13.20	14.52	Cost Recovery	10.00%
Question 1.1 (a) to (i) - Planning decisions and pending applications	9.23	10.16	Cost Recovery	10.00%
Question 1.1 (j) to (l) - Building regulation decisions and pending applications	6.62	7.29	Cost Recovery	10.00%
Question 1.2 - Local development plans	FOC	FOC		
Question 2.1 (a) - Roads, footways and footpaths	5.27	5.80	Cost Recovery	10.00%
Question 2.1 (b) to (d) - Roads, footways and footpaths	3.97	4.36	Cost Recovery	10.00%
CON29 Question 2.2 to 2.5 Public rights of way	5.27	5.80	Cost Recovery	10.00%
Question 3.1 - Land required for public purposes	1.32	1.45	Cost Recovery	10.00%
Question 3.2 - Land to be acquired for road works	1.32	1.45	Cost Recovery	10.00%
Question 3.3 (a) to (c) - Sustainable drainage systems	FOC	FOC		
Question 3.4 (a) to (f) - Nearby road schemes	1.32	1.45	Cost Recovery	10.00%
Question 3.5 (a) to (b) - Nearby railway schemes	1.32	1.45	Cost Recovery	10.00%
Question 3.6 (a) to (l) - Traffic schemes	7.93	8.72	Cost Recovery	10.00%
Question 3.7 (a) to (g) - Outstanding notices	9.23	10.16	Cost Recovery	10.00%
Question 3.8 - Contravention of building regulations	2.64	2.90	Cost Recovery	10.00%
Question 3.9 - Notices, orders, directions & proceedings under Planning acts	5.27	5.80	Cost Recovery	10.00%
Question 3.10 (a) to (h) - Community Infrastructure Levy	6.62	7.29	Cost Recovery	10.00%
Question 3.11 - (a) to (b) - Conservation area	1.32	1.45	Cost Recovery	10.00%
Question 3.12 - Compulsory purchase	1.32	1.45	Cost Recovery	10.00%
CON29 Question 3.13 (a) to (c) - Contaminated land	1.32	1.45	Cost Recovery	10.00%
Question 3.14 - Radon gas	FOC	FOC		
Question 3.15 (a) to (b) - Assets of community value	FOC	FOC		
Replies to Optional Enquiries of Local Authority (Con 290) – each enquiry	13.20	14.52	Cost Recovery	10.00%
Additional enquiry – each (subject to agreement)	19.78	21.76	Cost Recovery	10.00%

Legal Services Fees and Charges

Type of Document	£ Current 2024/25	£ Proposed Charge 2025/26	Category	2025/26 % rise
VAT Rate SR				
A3 colour plan hardcopy	10.11	10.50	Cost Recovery	3.86%
A3 black and white plan hardcopy	4.74	4.90	Cost Recovery	3.38%
Plans larger than A3 (hardcopy)	POA	POA	Cost Recovery	
A4 black and white sheet (hardcopy per sheet)	0.31	0.35	Cost Recovery	12.90%
Admin Fee (minimum)	16.29	16.90	Cost Recovery	3.74%

If there is a requirement for significant research the administration charge will increase. The requestor will be advised prior to processing the request

Libraries Fees and Charges

Link: <https://www.torbaylibraries.org.uk/>

Torbay Library Services are managed by Libraries Unlimited.

Planning Pre-Application Fees and Charges

<http://www.torbay.gov.uk/planning-and-building/planning/pre-planning/>

Type	£ Current 2024/25	£ Proposed Charge 2025/26	Category	2025/26 % rise
VAT Rate SR				
Householder development enquiry	115.00	116.96	Traded	1.70%
Shaping Enquiry	230.00	233.91	Traded	1.70%
Minor Residential: Single Dwelling	260.00	264.42	Traded	1.70%
Minor Residential: 2 to 14 dwellings £217.00 for first dwelling then £93.00 per additional dwelling	260.00	264.42	Traded	1.70%
Major Residential: 15 dwellings or more per 5,000 m2 (0.5 hectares) up to a maximum of £10,000	1,850.00	1,881.45	Traded	1.70%
Commercial: No new floor space (per unit)	115.00	116.96	Traded	1.70%
Commercial: Creation of new floor space (including change of use) per 100m ² up to a maximum of £5,000.	115.00	116.96	Traded	1.70%
Waste, Minerals and Recycling Operations: Waste Management, mineral processing, extraction or storage	1,125.00	1,144.13	Traded	1.70%

Please note:

Pre-application fees are non-refundable

Householder pre-applications are covered by our development enquiry service.

Any pre-application enquiry which involves a Listed Building will be subject to an additional charge of £115 (incl. VAT).

For mixed use development; please add the residential and commercial fees together as a cumulative fee will be applicable.

All other proposals will be charged at the hourly rate of £115 (incl. VAT) contact us for further information.

These charges cover the costs associated with an officer providing an initial response to a pre-application enquiry. One further written response will be charged at £115 per hour (or part thereof).

In some instances the Council will wish to refer development proposals to the independent Torbay Design Review Panel. A separate fee will be required to cover the cost of using the Site Visits and Meetings £115 per officer per hour (please contact us for details)

Registration Service Discretionary Fees and Charges

Due to the nature of ceremonies often being booked years in advance, the fees & charges for this service are shown for multiple years

<http://www.torbay.gov.uk/registrar/>

Marriage or Civil Partnership Ceremonies	£ Current 2024/25	£ Proposed 2025/26	£ Proposed 2026/27	£ Proposed 2027/28	Category	2025/26 % rise	2026/27 % rise	2027/28 % rise
VAT Rate OS								
Attending at Approved Premises in the Torbay District								
Monday to Thursday - up to 6pm	590.00	620.00	645.00	665.00	Traded	5.08%	4.03%	3.10%
Monday to Thursday - 6pm to 8pm	610.00	640.00	665.00	670.00	Traded	4.92%	3.91%	0.75%
Monday to Thursday - from 8pm	680.00	715.00	745.00	750.00	Traded	5.15%	4.20%	0.67%
Friday & Saturday - up to 6pm	610.00	640.00	665.00	670.00	Traded	4.92%	3.91%	0.75%
Friday & Saturday - after 6pm	640.00	680.00	680.00	710.00	Traded	6.25%	0.00%	4.41%
Sunday or Bank Holiday	750.00	750.00	750.00	780.00	Traded	0.00%	0.00%	4.00%
Cockington Court in the Ceremony Room(2 to 10 guests)								
Monday to Thursday	110.00	115.00	120.00	130.00	Traded	4.55%	4.35%	8.33%
Friday & Saturday	160.00	170.00	180.00	190.00	Traded	6.25%	5.88%	5.56%
Sunday or Bank Holiday	210.00	220.00	230.00	240.00	Traded	4.76%	4.55%	4.35%
Cockington Court in the Ceremony Room(11 to 25 guests)								
Monday to Thursday	210.00	220.00	230.00	240.00	Traded	4.76%	4.55%	4.35%
Friday & Saturday	320.00	335.00	350.00	360.00	Traded	4.69%	4.48%	2.86%
Sunday or Bank Holiday	400.00	420.00	440.00	450.00	Traded	5.00%	4.76%	2.27%
Cockington Court in the Ceremony Room(26 to 52 guests)								
Monday to Thursday	420.00	440.00	460.00	470.00	Traded	4.76%	4.55%	2.17%
Friday & Saturday	580.00	610.00	635.00	640.00	Traded	5.17%	4.10%	0.79%
Sunday or Bank Holiday	630.00	630.00	630.00	630.00	Traded	0.00%	0.00%	0.00%

Torbay Register Office, Paignton Library (Max 2 guests-statutory fee)	£ Current 2024/25	£ Proposed 2025/26	£ Proposed 2026/27	£ Proposed 2027/28	Category
Wednesday - up to 12.30 pm	56.00	56.00	56.00	56.00	National
At a registered building-statutory fee	104.00	104.00	104.00	104.00	National
Combination Ceremony (Statutory Ceremony + Celebration Ceremony)					
Monday - Sunday up to 6pm	700.00	730.00	760.00	760.00	Traded
Giving Notice (statutory fees)					
Giving a notice of intent to marry or form a civil partnership (each partner)	42.00	42.00	42.00	42.00	National
Giving a notice of intent to marry or form a civil partnership with Home Office Referral (each partner)	57.00	57.00	57.00	57.00	National
Attendance of a Registrar to verify the declaration of a house-bound person	57.00	57.00	57.00	57.00	National
Attendance of a Registrar to verify the declaration of a detained person	82.00	82.00	82.00	82.00	National

2025/26 % rise	2026/27 % rise	2027/28 % rise
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
2025/26 % rise	2026/27 % rise	2027/28 % rise
4.29%	4.11%	0.00%
2025/26 % rise	2026/27 % rise	2027/28 % rise
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%

Premises License					
Pre inspection meeting to discuss the process (deductible from licence fee when application is submitted)	130.00	135.00	140.00	145.00	Traded
License for Approved Premises to hold ceremonies - NEW (valid 3 years)	1,820.00	1,900.00	1,975.00	2,000.00	Traded
License for Approved Premises to hold ceremonies - RENEW (valid 3years)	1,320.00	1,370.00	1,425.00	1,460.00	Traded
Additional room to be added to a current licence	160.00	165.00	170.00	175.00	Traded

2025/26 % rise	2026/27 % rise	2027/28 % rise
3.85%	3.70%	3.57%
4.40%	3.95%	1.27%
3.79%	4.01%	2.46%
3.13%	3.03%	2.94%

Renewal of vows/celebration/naming ceremonies at Cockington Ceremony Room Note: fees listed excl VAT	£ Current 2024/25	£ Proposed 2025/26	£ Proposed 2026/27	£ Proposed 2027/28	Category
VAT Rate SR					
1 to 10 guests					
Monday to Thursday - up to 6pm	110.00	115.00	120.00	125.00	Traded
Monday to Thursday - 6pm to 8pm	POA	POA	POA	POA	Traded
Friday & Saturday up to 6pm	160.00	165.00	175.00	180.00	Traded
Friday & Saturday 6pm - 8pm	POA	POA	POA	POA	Traded

2025/26 % rise	2026/27 % rise	2027/28 % rise
4.55%	4.35%	4.17%
3.13%	6.06%	2.86%

Sunday and Bank Holidays up to 6pm	210.00	220.00	230.00	240.00	Traded
Renewal of vows/celebration/naming ceremonies at Cockington Ceremony Room Note: fees listed excl VAT					
VAT Rate SR					
Up to 11 to 25 guests					
Monday to Thursday - up to 6pm	210.00	220.00	230.00	240.00	Traded
Monday to Thursday - 6pm to 8pm	POA	POA	POA	POA	Traded
Friday & Saturday up to 6pm	320.00	335.00	350.00	360.00	Traded
Friday & Saturday 6pm - 8pm	POA	POA	POA	POA	Traded
Sunday and Bank Holidays up to 6pm	400.00	415.00	430.00	440.00	Traded
Renewal of vows/celebration/naming ceremonies at Cockington Ceremony Room Note: fees listed excl VAT					
VAT Rate SR					
26 to 52 guests					
Monday to Thursday - up to 6pm	420.00	420.00	420.00	420.00	Traded
Monday to Thursday - 6pm to 8pm	POA	POA	POA	POA	Traded
Friday & Saturday up to 6pm	580.00	580.00	580.00	580.00	Traded
Friday & Saturday 6pm - 8pm	POA	POA	POA	POA	Traded
Sunday and Bank Holidays up to 6pm	630.00	630.00	630.00	630.00	Traded
Renewal of Vows/Celebration/Naming Ceremony at Approved Premises					
Monday to Thursday - up to 6pm	420.00	420.00	420.00	420.00	Traded
Monday to Thursday - 6pm to 8pm	POA	POA	POA	POA	Traded
Friday & Saturday up to 6pm	570.00	570.00	570.00	570.00	Traded
Friday & Saturday 6pm - 8pm	POA	POA	POA	POA	Traded
Sunday and Bank Holidays up to 6pm	620.00	620.00	620.00	620.00	Traded
Ceremony run through discusion-face to face	25.00	25.00	25.00	25.00	Traded
Via E-mail	FOC	FOC	FOC	FOC	Traded
Ceremony Booking Fee	30.00	30.00	30.00	30.00	Traded
Citizenship					
VAT Rate OS					
Private Citizenship Ceremony	170.00	170.00	170.00	170.00	Traded

4.76%	4.55%	4.35%
2025/26 % rise	2026/27 % rise	2027/28 % rise
4.76%	4.55%	4.35%
4.69%	4.48%	2.86%
3.75%	3.61%	2.33%
2025/26 % rise	2026/27 % rise	2027/28 % rise
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
2025/26 % rise	2026/27 % rise	2027/28 % rise
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
0.00%	0.00%	0.00%
2025/26 % rise	2026/27 % rise	2027/28 % rise
0.00%	0.00%	0.00%

Resort Services Fees and Charges

4%

Chalets/Cabins	£		£			2025/26
	Charges	Category	Proposed	Category		% uplift
VAT Rate SR	2024/25		charge 2025/26			
Annual						
Meadfoot – Annual 1st Floor	2,165.00	Traded	2,241.00	Traded		3.51%
Meadfoot – Annual 1st Floor : Sun Terrace	3,313.00	Traded	3,429.00	Traded		3.50%
Meadfoot – Annual Ground	1,841.00	Traded	1,905.00	Traded		3.48%
Broadsands - Annual Charge 1-25 Sea facing	2,113.00	Traded	2,187.00	Traded		3.50%
Broadsands - Annual Charge 26 - 50 Green facing	2,071.00	Traded	2,143.00	Traded		3.48%
Oddicombe - Annual Charge	2,136.00	Traded	2,211.00	Traded		3.51%
Per Week						
Meadfoot - Per week - April to June and September	143.00	Traded	143.00	Traded	Market forces	0.00%
Meadfoot- Per week - July and August	167.00	Traded	167.00	Traded	Market forces	0.00%
Broadsands if available - Per week - April to June and September	143.00	Traded	143.00	Traded	Market forces	0.00%
Broadsands if available- Per week - July and August	167.00	Traded	167.00	Traded	Market forces	0.00%
Goodrington - Per week - April to June and September	109.00	Traded	109.00	Traded	Market forces	0.00%
Goodrington - Per week - July and August	126.00	Traded	126.00	Traded	Market forces	0.00%
Preston - Per week - April to June and September	109.00	Traded	109.00	Traded	Market forces	0.00%
Preston - Per week - July and August	126.00	Traded	126.00	Traded	Market forces	0.00%
Less than a week						
Goodrington - Per day - April to June and September	38.00	Traded	38.00	Traded	Market forces	0.00%
Goodrington - Per day - July and August	43.00	Traded	43.00	Traded	Market forces	0.00%
Beach Hut						
	£		£			2025/26
	Charges	Category	Proposed	Category		% uplift
VAT Rate SR	2024/25		charge 2025/26			
Annual						
Site Only - Broadsands	675.00	Traded	699.00	Traded		3.56%
Site Only - Breakwater	623.00	Traded	645.00	Traded		3.53%
Site Only – Summer Season						
	£		£			2025/26
	Charges	Category	Proposed	Category		% uplift
VAT Rate SR	2024/25		charge 2025/26			
Corbyn Head	503.00	Traded	521.00	Traded		3.58%
Broadsands, Goodrington North, Youngs Park, Oddicombe and Roundham	375.00	Traded	388.00	Traded		3.47%
Preston & Preston Marine Parade & Goodrington South	398.00	Traded	412.00	Traded		3.52%
Corbyn self-maintained	121.00	Traded	50.00	Traded	Reduction agreed with stakeholders	-58.68%

Council Beach Huts Winter Season	£	Category	£	Category		2025/26
	Charges 2023/24		Proposed charge 2025/26			% uplift
VAT Rate SR						
Beach Huts – Winter Storage						
Stored off site	252.00	Traded	261.00	Traded		3.57%
Store on site	246.00	Traded	255.00	Traded		3.66%
Beach Hut transfer charge	120.00	Traded	124.00	Traded		3.33%
Beach Hut scrappage charge	149.00	Traded	154.00	Traded		3.36%
Beach Hut List Charge	32.00	Traded	33.00	Traded		3.13%
Beach Hut Exchange Charge	26.00		27.00			3.85%
Beach Furniture						
	£	Category	£	Category		2025/26
	Charges 2023/24		Proposed charge 2025/26			% uplift
VAT Rate SR						
Deckchair per week	17.00	Traded	18.00	Traded		5.88%
Deckchair per day	5.00	Traded	5.00	Traded	Market forces	0.00%
Directors chair per week	23.00	Traded	24.00	Traded		4.35%
Directors chair per day	6.00	Traded	6.00	Traded	Market forces	0.00%
Sun lounger per week	23.00	Traded	24.00	Traded		4.35%
Sun lounger per day	6.00	Traded	6.00	Traded	Market forces	0.00%
Parasol per day	4.00	Traded	4.00	Traded	Market forces	0.00%
Windbreak per day	4.00	Traded	4.00	Traded	Market forces	0.00%
Event Deckchair Hire						
Deckchair per day	4.00	Traded	4.00	Traded	Market forces	0.00%
Delivery/Collection – prices on application but minimum charge	84.00	Traded	87.00	Traded		3.57%
Administration Charge - (To be applied following cancellation of facilities. It may also be applied in other instances at the discretion of the Harbour Master)	£57.00		59.00			3.50%

Assembly Hall and Churston Room - Fees and Charges

Room Hire		£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % uplift
VAT Rate EX					
ASSEMBLY ROOMS					
BASIC HIRE (Minimum session hire 5 hours)	Full Rate Per Hour	37.00	38.00	Traded	2.70%
	Discounted Rate Per Hour	30.00	31.00	Traded	3.33%
Late surcharge (after 11pm)	Full Rate Per Hour	75.00	78.00	Traded	4.00%
Sunday surcharge	Full Rate Per Hour	18.00	19.00	Traded	5.56%
Kitchen - used for supply/sale of refreshments	Full Rate Per Hour	21.00	22.00	Traded	4.76%
Kitchen - access to water for cleaning only	Per Session	21.00	22.00	Traded	4.76%
Churston Room - at weekends only and at same time as Assembly room booking.	Full Rate Per Hour	0.00	12.50	Traded	N/A
VAT Rate OS (where the Council sets up the badminton court in advance of the hire)					
Badminton charges	Per Court per hour	19.00	20.00	Traded	5.26%

Note: The above are basic charges for room hire and if additional services are required, the price is available on application and the VAT treatment will depend.

Social Housing - general needs

	£ Current 2024/25	£ Proposed 2025/26	Proposed 2025/26 % rise
VAT Rate EX			
1 Bed flat - affordable rent	483.31	496.36	2.70%
2 Bed flat - affordable rent at Totnes Road	622.48	639.29	2.70%
2 Bed flat - affordable rent at Bishops Place	644.41	661.81	2.70%
Room in HMO shared accomodation - affordable rent	303.35	311.54	2.70%
Room in HMO shared accomodation - utility charge	89.00	91.40	2.70%

Spatial Planning Fees and Charges

Type of Document	£ Current 2024/2025	£ Proposed 2025/26	Category	2025/26 % uplift
VAT Rate SR				
Torbay Local Plan				
Hardcopy incl. pen drive	FOC	FOC	Subsidised	
Hardcopy postage	FOC	FOC	Subsidised	
Pen drive only	FOC	FOC	Subsidised	
Online	FOC	FOC	Subsidised	
View in Person	FOC	FOC	Subsidised	
Supplementary Planning Documents (SPDs) plus a wide range of documents forming the evidence base for the existing and emerging Torbay Local Plan (Hardcopy)	Prices vary depending on document. Cost can be obtained from the Strategy and Project Delivery Team	Prices vary depending on document. Cost can be obtained from the Strategy and Project Delivery Team	Cost Recovery	
Type of Document				
Hardcopy Decision Notices	28.96	29.98	Cost Recovery	3.50%
Hardcopy Tree Preservation Orders	57.93	59.95	Cost Recovery	3.50%
Hardcopy Section 106 Agreements	57.93	59.95	Cost Recovery	3.50%
Hardcopy Committee Reports	17.38	17.99	Cost Recovery	3.50%
Online	FOC	FOC	Subsidised	
Type of Document				
Other A4/A3 size documents up to 10 sheets	11.59	11.99	Cost Recovery	3.50%
Other A4/A3 size documents over 10 sheets (each sheet)	1.16	1.20	Cost Recovery	3.50%
A2 Plans per sheet	11.59	11.99	Cost Recovery	3.50%
A1 Plans per sheet	17.38	17.99	Cost Recovery	3.50%
A0 Plans per sheet	28.96	29.98	Cost Recovery	3.50%
Planning History Searches E-mail or Hardcopy (per site per hour)	86.89	89.93	Cost Recovery	3.50%

*Large quantities of documents may take a longer turnaround period.

Enforcement Charges	£ Current 2024/2025	£ Proposed 2025/26	Category	2025/26 % uplift
VAT Rate OS				
Withdrawal of an enforcement notice	91.11	94.30	Levy	3.50%
Confirmation of no enforcement action	91.11	94.30	Levy	3.50%

Section 106 / CIL	£ Current 2024/2025	£ Proposed 2025/26	Category	2025/26 % uplift
VAT Rate OS				
Confirmation of compliance with an obligation	86.89	89.93	Cost recovery	3.50%

Town Diary Fees and Charges

	£ Current 2024/25	£ Proposed 2025/26	Category	2025/26 % uplift
VAT Rate SR				
Admin Fee for charity, fundraising and information stands - price is per day	52.00	53.85	Cost Recovery	3.6%
Small Displays with a table and chairs/leaflets/information/gazebo/display stands - price is per day	85.00	88.00	Traded	3.5%
Commercial companies with a discount for block bookings - price is per day 3 months bookings - 5% discount 6 months bookings - 10% discount 9 months bookings - 12.5% discount 12 months (year) bookings - 15% discount	250.00	258.75	Traded	3.5%
VAT Rate SR				
Banner sites Victoria Park, Paignton (fences along Torquay Road) Kings Gardens Torquay only Banners advertising specific companies Fee is payable on the approval of the application for each site Organisations will be charged the same price for the removal of banners for non-compliance of terms and conditions Banners can be displayed for a minimum of two weeks at a time. Extension may be available subject to vacant space. They should be removed immediately after this agreed period by the advertising organisation.	52.00	60.00	Traded	15.4%
Banner sites Victoria Park, Paignton (fences along Torquay Road) Kings Gardens Torquay only Banner removal fee	42.00	60.00	Traded	42.9%
VAT Rate SR				
Event Notices - Removal fee if not taken down from site.	52.00	53.85	Levy	3.6%
Events Booking System Admin Fees Community /Charity Events	20.00	20.00	Cost Recovery	0.0%
Commercial/Major Events - booking system	20.00	20.00	Traded	0.0%
Commercial event fees over 1000 attendance - ticketed - £1 per person attending	£1p/p	£1p/p	Traded	
Poster sites 187 single poster sites around Torbay Fee is charged per poster per week.	3.70	3.85	Traded	4.1%

Public Health Ring-Fenced Grant Uplift Proposal – 2025/26

Key starting position statement

Public Health is a statutory function of the Council funded through a ring-fenced grant (RFG) from the Department of Health and Social Care (DHSC). There are clear criteria for what the funding should be spent on and this applies to the use of reserves which need to follow the grant conditions.

Local authorities provide services such as social care, leisure, housing, planning and refuse collection that can have a significant impact on the health of the local population. However, these core statutory functions are not eligible for funding through the RFG.

Prior to the RFG uplift of £599,000, the predicted 2025/26 position was roughly a balanced position.

This leaves an ‘in-principle’ RFG balance of **£600,000** now available to spend before the budget is balanced in 2025/26.

Proposed prioritised budget

The proposed budget spend is prioritised as follows:

1. Balancing the forecast base budget shortfalls.
2. Investments for public health benefit.

Balancing the forecast base budget shortfalls

The Council commissions public health services from a number of providers including NHS organisations. The Council has recently completed tendering for sexual and reproductive health and public health nursing (0-19) services with NHS providers. In addition to contract inflation the Council is also liable for pay awards to NHS staff. This also applies to adult drug and alcohol services. The other public health service is our Healthy Lifestyles service that is not provided by an NHS provider.

These additional pressures were funded through the public health grant reserve, but this use of one-off funding is not sustainable and posed a risk as reserves are depleted over time.

The estimated shortfall over these four contracts totals **£295,000**.

Investments for public health benefit

Descriptor	Budget	Comments
Increased investment in public health outcomes for:	£200,000	To provide the investment to ensure there is a coherent and consistent approach to progress the ageing well and children’s mental health agendas.

<ul style="list-style-type: none"> - Health ageing - Healthy behaviours - Children and Young People Mental Health provision 		Also to expand the capacity for the Healthy Behaviours offer to tackle overweight/obesity and ensure reach and sustainability of services are ensured.
School nursing capacity	£120,000	While Torbay benchmarks well for early years provision including health visitors in our Family Hubs there is a gap in supporting the health and wellbeing needs of school aged children. The expectation is that this investment enhances the offer for school aged children in Torbay including moving towards all schools have a named school nurse.
Public Health Innovation fund	£100,000	For pump-priming initiatives on a 'test and learn' basis in response to emerging issues associated with public health agendas, for example some test and learn approaches already funded include: <ul style="list-style-type: none"> - Active travel initiatives around schools/ Torbay on the Move initiatives - Training grants to support primary care - Body image resources for school children and staff - Health Check / BP machine purchasing to support workplaces
Total	£420,000	

The total for both spends is currently estimated at £715,000, exceeding the available spend from the RFG uplift. It is likely however that the contract costs will decrease as part of negotiations with providers.

If these reductions did not materialise, we would need to consider the options to balance the spend by reviewing the investment options for public health impacts and there is also the option of using Public Health reserves to fund any initial shortfall on a temporary basis.