

Council/ Committee:	Executive	Agenda Item No.:	14
Date:	15 th June, 2009	Category	
Subject:	Charging for pre-application planning advice	Status	Open
Report by:	Head of Planning		
Other Officers involved:	Development Control Manager		
Director	Strategy		
Relevant Portfolio Holder	Environment		

RELEVANT CORPORATE AIMS

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation.

The report considers a new charging mechanism which will help to fund the planning process and reduce the cost of the process to the General Fund.

TARGETS

None directly, but the speed of determination of planning applications is influenced by the pre-application process, which can significantly speed up the application process. National Performance Indicator 157 sets targets for the speed of determination of planning applications.

VALUE FOR MONEY

By introducing a new income stream for activity which is already carried out by the Council, the proposal will reduce the cost of the planning service and has the potential to increase its effectiveness in delivering application decisions within the prescribed target times.

THE REPORT

1. The Planning Committee at its meeting on 5th September 2007 considered a report on the introduction of fees for pre-application advice, and other significant changes to the pre-application advice system, so as to involve elected Members in the system.
2. The Committee resolved to refer the report to the Executive to look at the principle of charging for pre-application advice with a view to implementing the charging policy (Minute No. 325).
3. The Executive considered the report on 24th September 2007 and resolved to defer the issue of the provision of pre-application advice and the charging for such advice to the Best Value Review of discretionary services before being referred back to the Executive for a decision (Minute No. 354).
4. The decision to alter pre-application advice systems to involve Members more in the process is considered in a separate report to the Executive. The Environment Portfolio Holder has instructed that a report on charging for pre-application advice should now be resubmitted to the Executive.
5. The report to the Planning Committee in September 2007 took account of the legal context and government advice and other national advice. The previous reports are available on the Council's agenda system.
6. The separate report to the Executive on the amendment of systems to improve Member involvement in pre-application advice is compatible with this report and the decision to introduce, or not introduce, charges for advice can be taken separately and independently of the alteration to systems to increase member involvement. However if charges for advice were introduced, the fee would have to be paid before a request for pre-application advice were considered in respect of development for which a fee would be charged 7. When the original report was written in September 2007 no planning authorities in the north of the country had introduced charges for pre-application advice, although a number were considering it.
7. Since then the situation has moved on and two of our immediate adjoining planning authorities now charge for pre-application advice, Amber Valley and Rotherham, and many other authorities in the north now charge for advice, for example Doncaster. Derby City is considering a report on charging, and it is known that other authorities, such as Ashfield, are carrying out a review.
8. When this matter was last considered by the Executive on the 24th September 2007 I proposed the scheme of charges, which was previously included in the report to the Planning Committee, on the

assumption that the Executive would consider introducing such a scheme. This scheme is attached at Appendix A.

9. This previously proposed charging scheme is still valid and could be adopted by the Council. It was based on the general level of charges at that time, and what might be considered to be acceptable by our customers. It was also based on the Pendleton Review recommendation that charges be introduced and set at £ 500 for major applications, although Pendleton recommended that the charge should be a deposit on any planning fee subsequently paid (this was not accepted by the planning committee). The opportunity has been taken to produce a charging scheme which is linked to the applicable level of planning application fee. The advantage of such a scheme is that it would be more proportional, and the pre-application charges could change, automatically, with changes in application fee charges.
10. I have also included in the Appendix the charges for pre-application advice introduced by Amber Valley and a schedule of pre-application charges made by authorities throughout the country, extracted from 'Planning' magazine in February 2009.
11. In order to make direct comparisons with the pre-application charges schedule from 'Planning' magazine, and the charges made by nearby Councils, along with the charges proposed in September 2007 for this Council, the following table has been prepared:-

Table 1. Some local Council's charges

Authority	Residential			Commercial		
	300 homes	40 homes	9 homes	6,000 sq.m.	1,500 sq.m.	900 sq.m.
Amber Valley	£1,000 + £100 per 2 nd meeting	£1,000 +£100 per 2 nd meeting	£100 +£100 per 2 nd meeting	£1,000 +£100 per 2 nd meeting	£1,000 +£100 per 2 nd meeting	£100 +£100 per 2 nd meeting
Rotherham	£800 + £500 per 2 nd meeting	£500 + £300 per 2 nd meeting	Nil	£500 + £300 per 2 nd meeting (Note: higher fee for over 10,000 sq.m.)	£500 + £300 per 2 nd meeting	Nil

Doncaster	£800 with 1 meeting or £3,500 and 5 meetings (extra meetings at cost per hour)	£800 with 1 meeting or £3,500 and 5 meetings (extra meetings at cost per hour)	Nil	£800 with 1 meeting or £3,500 and 5 meetings (extra meetings at cost per hour)	Nil	Nil
Bolsover 2007 scheme	£500 + £50 per 2 nd meeting	£500 + £50 per 2 nd meeting	£200 + £50 per 2 nd meeting	£500 + £50 per 2 nd meeting	£200 + £50 per 2 nd meeting	Nil

12. The Council could also introduce charges for advice on whether planning permission is needed or not. Currently this advice is given to householders through a householder questionnaire. In the last quarter we dealt with 69 such questionnaires. Technically these could be considered to be applications for a certificate of lawfulness of proposed development. The questionnaire is not, however, formatted to be an application for a formal certificate, but for informal advice, as an application for a formal certificate attracts a fee of £75. It is noted that Amber Valley have introduced a fee of £20 for these informal determinations. As considered in the previous report to the Planning Committee, it seems reasonable for the Council to informally advise its residents whether they need planning permission or not, without charging a fee, recognising that there is a formal application process with a fee which could be pursued if solicitors require a formal determination from the local planning authority. I would not therefore recommend that fees be introduced for these informal determinations.

13. Good practice and government advice is that, before introducing fees for pre-application advice, the Council should consult on the scheme and considered any responses received from developers, agents, or the general public. The conducting of such a consultation exercise is in itself fairly costly and time consuming, and would delay a decision to introduce charging, whilst comments were considered and the proposals reviewed. I would recommend that the Council does not carry out pre-consultation, but carries out a review after one year of operation of the charges, taking account of any representations received, and that the information about charges on the Council's website indicates that such a review will be carried out and invites developers, agents or members of the public to submit their comments on the charging system for consideration by the Council in the Summer of 2010.

ISSUES FOR CONSIDERATION

14. The first consideration is whether to introduce a charge or not.
15. The Planning Committee has recommended that a charge is introduced, and did this in September 2007.
16. At that time I was not in favour of the introduction of charging for pre-application advice, as I considered that this would send the wrong message to the potential developers. I accepted that the level of charge proposed would not be a deterrent to developers, as it is a very small charge within the general development context. However time has passed on, adjoining Councils have now introduced charges, and more will follow suit in time. There is also a need for the Council to reduce its budget deficient. It would seem to be an appropriate time, and beneficial to the Council, to introduce charges for pre-application advice.
17. The next question is whether to charge for pre-application advice for all types of application, or whether to exclude some smaller types of proposals from the charging regime.
18. It can be seen from the Appendix that Amber Valley has decided to exclude some minor proposals, but to introduce charges for others. It seems to me reasonable to exclude minor and small proposals from the charging mechanism, as these are generally proposals made by householders or small businesses in the District.
19. A convenient cut off point would be the defined Member involvement level, (see the separate report on member involvement in pre-application meetings) which has been set at half of the size of a major application. However there are no rules, and the Council can make whatever decision it wants to, and could charge, as Amber Valley are doing, for pre-application advice on a single dwelling or any non residential development.
20. In order for Members to have an understanding of how the level of pre-application fees would compare to the formal application fee, and to have an idea of how much might be generated from the introduction of fees, I have produced a table (Table 2), which is based on the number of applications of each type determined in the calendar year 2008.
21. In respect of fees for meetings, as most pre-application charges will involve major applications, meetings will usually involve a principal planner, and may involve a planning manager.

22. The hourly rate with on-costs, for a principal planner is about £27, and for a manager about £35 an hour. A note taker would cost about £17 an hour. The smallest meetings will therefore cost £44 an hour. Larger meetings involving specialist staff (conservation, urban design) will cost £100 or more per hour.
23. Most meetings may be expected to take an hour, and time is also needed to write and check the notes, and for pre-meeting preparation. Meetings on more complex proposals will take longer. A fee of £100 per meeting, plus VAT, will therefore probably not fully recover the cost of most meetings.
24. The following scheme, based on a charge which is proportional to the application fee, has been drawn up for consideration. This scheme is unlikely to recover the full cost of the pre-application work. This work can be extensive, and indeed can approach or exceed the work done when an application is submitted. Of course if an application is submitted, the application fee will also be received.
25. In addition to charges for 'major' proposals, and 'half-major' proposals, as previously considered, three higher charges are identified. The first of these would only apply to housing applications at the level which (currently) incurs Section 106 obligations. The second would apply to 'significant major' proposals (as defined in the Council's Statement of Community Involvement), and has been fixed at 10% of the application fee for the smallest of such development. The highest level would apply to 'large major' proposals using the new PS2 government return definition for such proposals, and is also set at 10% of the application fee level, for the smallest of such development.
26. These three levels of fees above the base 'major' level need to be considered carefully, and any, or all of them, could be excluded from the final scheme.
27. Also, the Executive could consider special offers for such fees, along the lines of the Doncaster scheme, for example including the cost of the first three meetings in the fee at the significant major level, and including the cost of the first five meetings in the fee at large major proposal level. Such touches might make the fee more palatable. The changes to pre-application procedures could be launched at a first meeting of a development control customer focus group.

POSSIBLE CHARGING SCHEME (Linked to application fees)

Large Major Proposals	10% of smallest application fee for buildings	
	<ul style="list-style-type: none"> • 200 dwellings or more, including changes of use, and 4 hectares or more • All other development 10,000 sq.m. or more, or 2 hectares or more (excluding agriculture) 	<p>£3,156 + VAT</p> <p>£2,496 + VAT</p>
Significant Major Proposals	10% of the smallest application fee for buildings	
	<ul style="list-style-type: none"> • 100 dwellings or more, including changes of use, and 2.5 hectares or more • All other development 2,500 sq.m. or more (warehouse 5,000 sq.m. or more) or 1.5 or more hectares (excluding agriculture) 	<p>£2,156 + VAT</p> <p>£1,155 + VAT</p>
Major Housing Proposals incurring Affordable Housing requirement	15% of the smallest application fee for buildings	
	<ul style="list-style-type: none"> • 25 dwellings or more, including changes of use 	£1,256 + VAT
Major Proposals	15% of the smallest application fee for buildings	
	<ul style="list-style-type: none"> • 10 dwellings or more, including changes of use, or 0.5 hectares or more 	£502 + VAT
	<ul style="list-style-type: none"> • Agriculture, 1000 sq.m. or more or 1.0 hectare or more 	£400 + VAT
	<ul style="list-style-type: none"> • All other development 1,000 sq.m. or more or 1.0 hectare or more 	£729 + VAT

Minor Proposals	15% of the smallest application fee for buildings	
	<ul style="list-style-type: none"> • 5 dwellings or more, including changes of use, or 0.25 hectares or more 	£251 + VAT
	<ul style="list-style-type: none"> • All other development 500 sq.m. or more or 0.5 hectares of land (excluding agriculture) 	£376 + VAT

Possible Scheme Rules

Reduction of Fee

1. Where the Authority is unable to agree to the 1st meeting because of capacity constraints, the charge will be reduced by £50.

Meetings

2. Second and all subsequent meetings, following a pre-applications request eligible for charging, will be charged at £100.

Payments

3. All payments to be in advance.

No charges

4. No charges will be made for minor or other proposals not included in the charging schedule, or for advice or meetings associated with such proposals
5. No charges will be made for the first pre-applicant request, following the withdrawal or refusal of planning permission, or to modify a proposal following the grant of permission, for development of the same character and description, on the same site, by the same applicant, submitted within 12 months of the decision on the application or the date of withdrawal. *(Note: This reflects the planning application fee rules, but it could be argued that such advice requests should incur a fee)*

Half-price charges

6. Half-price charges will apply to parish/town councils, registered charities, and any other body approved by resolution of the Planning Committee and listed in the Supplementary Planning Policies.

Waiving or reduction of charges

7. The Planning Committee may waive or reduce charges either for specified land owners, or developers, or on named sites, where, due to the nature of the proposals and/or the frequency of meetings required, the charging liability would be excessive. All such waiving or reducing of charges shall be by resolution of the committee, incorporating the reason why a change in the charging scheme is required, and a list of such changes shall be included in the Supplementary Planning Policies.

Planning Performance Agreements

8. Planning performance agreements will be charged on the same fee basis, except that the first meeting will not be free, and all meetings will be charged at £100 + VAT.

Nationally Significant Infrastructure Projects

9. A separate charging scheme will be introduced for Nationally Significant Infrastructure Projects, when more details of the pre-application requirements for these projects are known.

Comments of the Director:- The issue to be considered is a fine judgement, balancing the possibility of slightly increased income against the potential detriment to the future development and regeneration of the District.

I have serious reservations regarding the charging for pre-application advice and the impact this may have upon the continuing potential regeneration of the district. A number of the adjoining areas that are also competing for development do not currently charge. There is a danger that by introducing charging we will become less attractive to potential developers and that neighbouring areas may benefit to our detriment. Having recently agreed a joint Economic Development Strategy with both Chesterfield and North East Derbyshire Councils, it may be appropriate to canvass their views upon this subject. If they are agreeable to charging the concerns upon future development may diminish. If they are opposed the likelihood of Bolsover district being disadvantaged are likely to increase.

IMPLICATIONS

Financial :

The proposed scheme will bring in additional income. The level of income generated will depend on the scheme finally adopted and the level of usage of this scheme by people preparing planning proposals. Initially this will of course be influenced by the current downturn in economic activity. I would be surprised if the scheme as recommended brought in more than £15,000 in the first full twelve months of operation. There are additional costs involved in processing the scheme, in handling the financial income and accounting for it. Insurance cover for this pre-application advice would fall with the Professional Indemnity (PI) policy, which would require an additional annual premium of £750 plus 5% IPT, based on estimated fee income of £15,000.

Legal : There are no significant legal implications.

Human Resources :

There will be additional staff time involved in handling the income generated, and accounting for it. Also there will be additional staff time in organising meetings and in having at least two staff attend all meetings.

RECOMMENDATIONS that:-

- 1. a charging scheme as included in the report be approved, and introduced on a trial basis, from the end of September 2009. The charging scheme be introduced at a development control customer focus group meeting.**
- 2. Comments from customers be invited during the trial, and considered in a Review of the scheme in the summer of 2010.**
- 3. The scale of charges introduced in the scheme for pre-application advice (if linked to a proportion of the equivalent planning application fee) be amended automatically by the Head of Planning following the introduction by the government of any subsequent changes to the scale of charges for planning applications.**

REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE CONSTITUTION

The decision introduces a charging scheme for a service currently provided at no cost by the Council. The scheme will transfer part of the cost of the service from the General Fund to those who benefit from the service, and enable the service to be maintained, .

ATTACHMENT: Y
FILE REFERENCE: M/2
SOURCE DOCUMENT: As referred to in the report

APPENDIX A

1. Charging Proposals as put to the Planning Committee and Executive in September 2007

Charging Principles

1. Charges

a) £200 + VAT

- i) Housing proposals of 5 dwellings or more, or, where no number specified, sites of 0.25ha.
- ii) All other development with a floor area of over 1000 sq.m. (excluding extensions to existing B1/B2/B8 buildings), or, where no floorspace specified, sites of over 1 hectare (except agricultural sites over 5 hectares). Includes changes of use covering buildings or land of this size. Masts and structures over 20m tall.

b) £500 + VAT

- i) Housing proposals of 15 dwellings or more, or, where no number specified, sites of 0.50ha.
- ii) Industrial, office, retail or community development in excess of 2,500 sq.m. and warehouse and agricultural development over 5,000 sq. m, or when no floorspace specified, sites of over 5 hectares includes change of use of masts and structures over 30m tall (agricultural 25 hectares).

2. Half-price charges for

- Parish Councils
- Charities or those with charitable objectives.

3. One-fifth reduction if written advice only.

4. No meeting or advice without pre-payment.

5. Meetings held at discretion of the Authority. Follow-up meetings, if agreed, £50 + VAT.

6. Fee not first deposit on application fee, but new separate payment. (First deposit fee proposal will encourage pre-application discussion on straightforward proposals, as potentially no loss to developer, and involves additional administration systems with no significant income. It will add to the workload and detract from the viability of the service).
7. Meetings only take place, and consultations only responded to, when pro-forma of information fully completed first.
8. Planning Committee may exempt regular liaison meetings, either with specific developers/landowners, or for specific development sites by resolution of the Committee and incorporation into the Supplementary Planning Policies.
9. Draft system be drawn up, and consulted upon in the Autumn. Meeting of stakeholders to be held before Christmas. Aim to introduce scheme on 1st April 08, if response acceptable.
10. Final system to be approved by Council and added to Supplementary Planning Policies.

Amber Valley Charges

Appendix A

Charges for Pre Application Advice

Type of Development	Fee within the ranges shown £ excluding VAT	Total fee within the ranges shown £ including VAT
Pre Application Advice Charges		
MAJOR		
10+ Dwellings	1000	1150
Residential Sites of 0.5 hectare +	750	862.50
Non Residential Development of 1,000 sq metres +	1000	1150
Development of sites of 1 hectare +	1500	1725
MINOR		
Dwellings up to 9	100	115
Non Residential Development of up to 999 sq metres	100	115
OTHER		
Householder	0	0
Advertisements	50	57.50
Listed Building and Conservation Area Consent	0	0
Telecommunications	0	0
High Hedge	0	0
Fee for 2 nd and each additional meeting	100	115
Charges for Householder Permitted Development Questionnaires (Do I need planning permission for my extension)	20	23
Site Histories	25	25
General Enquiries	25	28.75

Payment:

Payment will need to be made in advance of any meeting or commencement of work on the request. Cheques should be made payable to 'Amber Valley Borough Council'

Exemptions:

The charging scheme will not apply to advice sought in connection with householder schemes (small extensions/alterations), high hedge matters, telecommunication schemes, and Listed Buildings and Conservation Area Consents (unless part of a larger scheme of development).

VAT:

VAT is charged at the current rate in all cases except for Site History requests.

PRE-APPLICATION CHARGES

LOCAL AUTHORITY	RESIDENTIAL			COMMERCIAL		
	300 HOMES	40 HOMES	9 HOMES	6,000m ²	1,500m ²	900m ²
Barnet	£2,935	£2,935	£646	£2,935	£1,468	£646
Bexley	£1,977	£1,977	£665	£1,977	£1,977	£665
Bournemouth	£1,380	£1,380	£345	£1,380	£600	£345
Brent	£1,500	£1,500	£0	£1,500	£1,500	£0
Bromley	£1,150	£1,150	£0	£1,150	£1,150	£0
Cotswold	£1,150	£1,150	£0	£1,150	£1,150	£0
Croydon	£1,175	£1,175	£587.50	£1,175	£1,175	£587.50
Dartford	£293.75	£293.75	£205.60	£293.75	£293.75	£205.60
East Hampshire	£110	£110	£55	£110	£110	£82.50
East Hertfordshire	£500	£500	£250	£500	£500	£250
Epping Forest	£1,725	£1,725	£0	£1,725	£1,725	£0
Gravesham	£1,005	£1,005	£335	£1,005	£1,005	£335
Hammersmith and Fulham	£2,415	£2,415	£1,207	£2,415	£2,415	£1,207
Haringey	£4,000	£2,000	£600	£2,000	£2,000	£600
Havering	£1,320	£1,320	£660	£1,320	£1,320	£660
Hertsmere	£1,000	£1,000	£500	£1,000	£1,000	£500
Hillingdon	£3,000	£1,800	£900	£3,000	£900	£900
Kettering	Above £2,500*	£1,500	£750	Above £2,500*	£1,500	£750
Kingston-upon-Thames	£2,500	£1,500	£750	£2,500	£1,500	£750
Leeds	£2,300	£2,300	£0	£2,300	£2,300	£0
Maidstone	£287.50	£287.50	£0	£287.50	£287.50	£0
Mid Sussex	£112.50	£112.50	£112.50	£112.50	£112.50	£112.50
Middlesbrough	£345	£345	£80.50	£345	£345	£80.50
Newham	£3,000	£1,500	£750	£3,000	£1,500	£750
North Hertfordshire	£3,000	£3,000	£0	£3,000	£1,500	£0
Reading	£1,000-£2,000	£300-£600	£200-£400	£600	£300-£600	£200-£400
Richmond-upon-Thames	£2,530	£2,530	£632.50	£2,530	£1,380	£632.50
Sevenoaks	Above £293.75*	£293.75	£117.50	Above £293.75*	£293.75	£117.50
South Hams	Above £2,350*	£2,350	£1,762.50	Above £2,350*	£2,350	£1,762.50
South Tyneside	£352.50	£352.50	£117.50	£352.50	£352.50	£117.50
Southwark	£2,870	£1,725	£1,092	£1,725	£1,725	£1,092
St Albans	£600	£600	£250	£600	£600	£250
Taunton Deane	Above £201*	£201	£138	Above £201*	£201	£138
Uttlesford	£489.36	£489.36	£244.69	£489.36	£489.36	£244.69
Watford	£1,000	£500	£250	£1,000	£500	£250
Wellingborough	£1,403.90	£569.98	£123.33	£834.76	£834.76	£407.89
Welwyn Hatfield	£1,020.04	£1,020.04	£500	£1,020.04	£766.56	£500
Westminster	£2,937	£2,937	£1,468.75	£2,937	£2,937	£1,468.75

*negotiable

TABLE 2 Fees as a percentage of application fees, and Potential Income

			10% of smallest fee		15% of smallest fee		20% of smallest fee	
Application Category		Number Determined 2008	Charge	Potential Income (say 50% of 2008)	Charge	Potential Income (say 50% of 2008)	Charge	Potential Income (say 50% of 2008)
(Large Major Applications)								
a) Housing (200+)	£31,565 to £250,000	1	£3,156	£3,156 or nil	£4,734	£4,734 or nil	£6,312	£6,312 or nil
b) Other (10,000 sq.m.)	£24,965 to £250,000	1	£2,496	£2,486 or nil	£3,744	£3,729 or nil	£4,992	£4,972 or nil
(Significant Proposals)								
a) Housing (100+)	£21,565+	n/a say 1	£2,156	£2,156 or nil	£3,234	£3,234 or nil	£4,312	£4,312 or nil
b) Warehousing 5,000 sq.m.	£18,265+	n/a say 1	£1,826	£1,826 or nil	£2,739	£2,739 or nil	£3,652	£2,739 or nil
c) Other 2,500 sq.m.	£11,557+	n/a say 1	£1,155	£1,155 or nil	£1,732	£1,732 or nil	£2,310	£2,310 or nil
(Affordable Housing Trigger)								
25 dwellings	£8,375+	n/a say 4	£837	£1,674	£1,256	£2,512	£1,674	£3,348

TABLE 2 (Cont'd ...)

Application Category		Number Determined 2008	10% of smallest fee		15% of smallest fee		20% of smallest fee	
			Charge	Potential Income (say 50% of 2008)	Charge	Potential Income (say 50% of 2008)	Charge	Potential Income (say 50% of 2008)
(Major Applications)								
a) Housing (10+)	£3,350+	21	£335	£3,517	£502	£5,271	£670	£7,035
b) Other (1,000 sq.m.)	£4,860+	7	£486	£1,701	£729	£2,551	£972	£3,402
c) Agricultural	£2,675+	0	£267	nil	£400	nil	£534	nil
(1/2 Major Application)								
a) Housing (5+)	£1,675	n/a say 15	£167	£1,252	£251	£1,882	£334	£2,505
b) Other (500 sq.m.)	£2,515+	n/a say 15	£251	£1,882	£376	£2,070	£502	£3,765
Minor Application (includes half majors above)								
a) Housing	£335 to £3,015	73	£33	£1,204	£50	£1,825	£66	£2,409
b) Other	£170 to £4,860	69	£17	£586	£25	£862	£34	£1,173
c) Agricultural	£70 to £2,675		£7	-	£10	-	£14	-

TABLE 2 (Cont'd ...)

Application Category		Number Determined 2008	10% of smallest fee		15% of smallest fee		20% of smallest fee	
			Charge	Potential Income (say 50% of 2008)	Charge	Potential Income (say 50% of 2008)	Charge	Potential Income (say 50% of 2008)
Other Applications								
a) Householder	£150	181	£15	£1,357	£22	£1,991	£30	£2,715
b) Change of Use	£335 to £250,000	32	£33	£528	£50	£3,200	£66	£1,056
c) Advertisements	£95 to £335	17	£9	£76	£14	£119	£18	£153
d) Other fee earning	£70 to £400	6	£7	£21	£10	£30	£14	£42