

OUTDOOR SEATING PROPOSED FEES AND CHARGES 2026/27

Service (per table)	Fee to charge	Rationale:
Tier 1 - non-prime location, single business	£75.00	Fee increased from £45.50 but new fee still below benchmarked fee of £91 per table. This fee is a 25% discount to tiers 2 and 3. Increases kept to minimal with the highest fee increase for a business in this category being £177 per year.
Tier 2 - prime location, single business	£100.00	Madhatter are currently the only businesses in this category and are being undercharged. Chateau Café pays £100 per table, and they are non-prime location and a single business. So, any new prime areas businesses should be able to match this fee.
Tier 3 - non-prime location - chain business	£100.00	Fire Way and Subway are currently the only businesses in this category are. Chateau Café pays £100 per table, and they are non-prime location and a single business. So, any new chain businesses should be able to match this fee.
Tier 4 - prime location- chain business	£142.86	Matches Estates highest fee per table for Noodle Stop and Pitta Hub. Only the big chains such as Starbucks or Costa should be affected. Any new chain business moving into a prime area should be able to match this fee.

Service	Fee to charge	Rationale
Outdoor Spreads	£35 per square metre	This fee ensures that total charges are proportionate to the actual area occupied, thereby improving fairness and transparency in the application of fees. Upon review, officers determined that four of the five businesses currently being charged are paying a fair and proportionate amount relative to the space they occupy. As such, their fees will remain unchanged under the proposed model.

Formalisation of Existing Fees:

Service	Fee to charge	Rationale
New Application Admin Fee – Town Centre	£25	New Applications take 1 hour of officer time to review the application, perform a site visit and then approve the application
New Application Admin Fee – Estates	£0	Any new outdoor seating application fee would be a part of the full leasing processes thus this fee is already costed within that process.
Adjustments to existing application – Town Centre	£25	Reviewing adjusted applications take one hour of officer time to review the application, perform a site visit and then re-approve the adjusted application
Adjustments to existing application – Estates	Upon Application	Business to pay solicitors fee in full if they are wish to a variation to the contract.
Non-compliance cleaning fee – Town Centre	Recharged any cleaning fee done by internal teams	Breach of lease if not kept clean, recharge for cleaning. If problem continues, team can evaluate the situation and enforce contract terms to mitigate issues (up to termination of contract if ever required.)
Non-compliance cleaning fee – Estates	Recharge any cleaning fee done by internal teams	Breach of lease if not kept clean, recharge for cleaning. If problem continues, team can evaluate the situation and enforce contract terms to mitigate issues (up to termination of contract if ever required.).
Advertising A boards - Town Centre	£100	This is the currently being charged to 16 businesses and is generating £1600.
Advertising A boards - Estates	£100	Town Centre charging this amount for A boards in the town centre
Non-compliance A boards - Town Centre	£0	Confiscation of A board until fee paid
Non-compliance A boards - Estates	£0	Confiscation of A board until fee paid