

When a production company films on location they should pay the property owner/representative a facility fee.

This fee is negotiable and is dependent on several criteria.

- **the production companies budget and type of production,**

Generally short films, online content and documentaries have lower budgets whilst commercials, TV drama and feature films have more money to spend on locations. The production company will have a budget for each location and if they can't come to an agreement they will go elsewhere!

- **the type of property you have,**

If your property is exceptionally unusual you can expect a higher fee. The production company will deal directly with you to negotiate this fee although we can offer help and guidance.

- **how disruptive filming will be,**

Any filming will be disruptive and it's best to try and get an accurate idea of just how disruptive before you sign any contracts, or agree to any fees. Wait until the production company have decided exactly what they want to do and how long it's going to take before negotiating fees with them. Go round your property with the location manager and ensure that you are both very clear about which areas will be used, what for, and how long they will be required. Make sure that this information is in the contract. Time required to prepare and reinstate a location are usually paid at a lower daily rate than filming days.

You may want to check exactly what the storyline is and where your property fits into this. You should also ensure that you, or your representative is with the production company at all times and this should be included in the fee.

- **how long the production company need your property.**

Once you've come to an agreement with them don't be afraid to ask for more money should they ask for anything extra. You may wish to ask for a deposit if the cancelling of any filming will cause you difficulties. The production company will ask you to sign a contract with them and this should be carefully considered before signing. Ask to see their public liability insurance before signing and ensure that they will return your property to its original state after filming. You should also notify your own insurance company.

A private home can expect anything from £50 to £500 per day for the use of their property. The National Trust suggests their properties charge between £100 per hour for documentaries up to £8,000 per day for a high budget feature film. The key though is to negotiate and seriously consider their request and what it's worth to you.

If your property is open to the public you may consider the publicity as part payment of fees.

And finally, Northern Film & Media is always happy to advise on filming at any property – contact us if we can be of help.

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