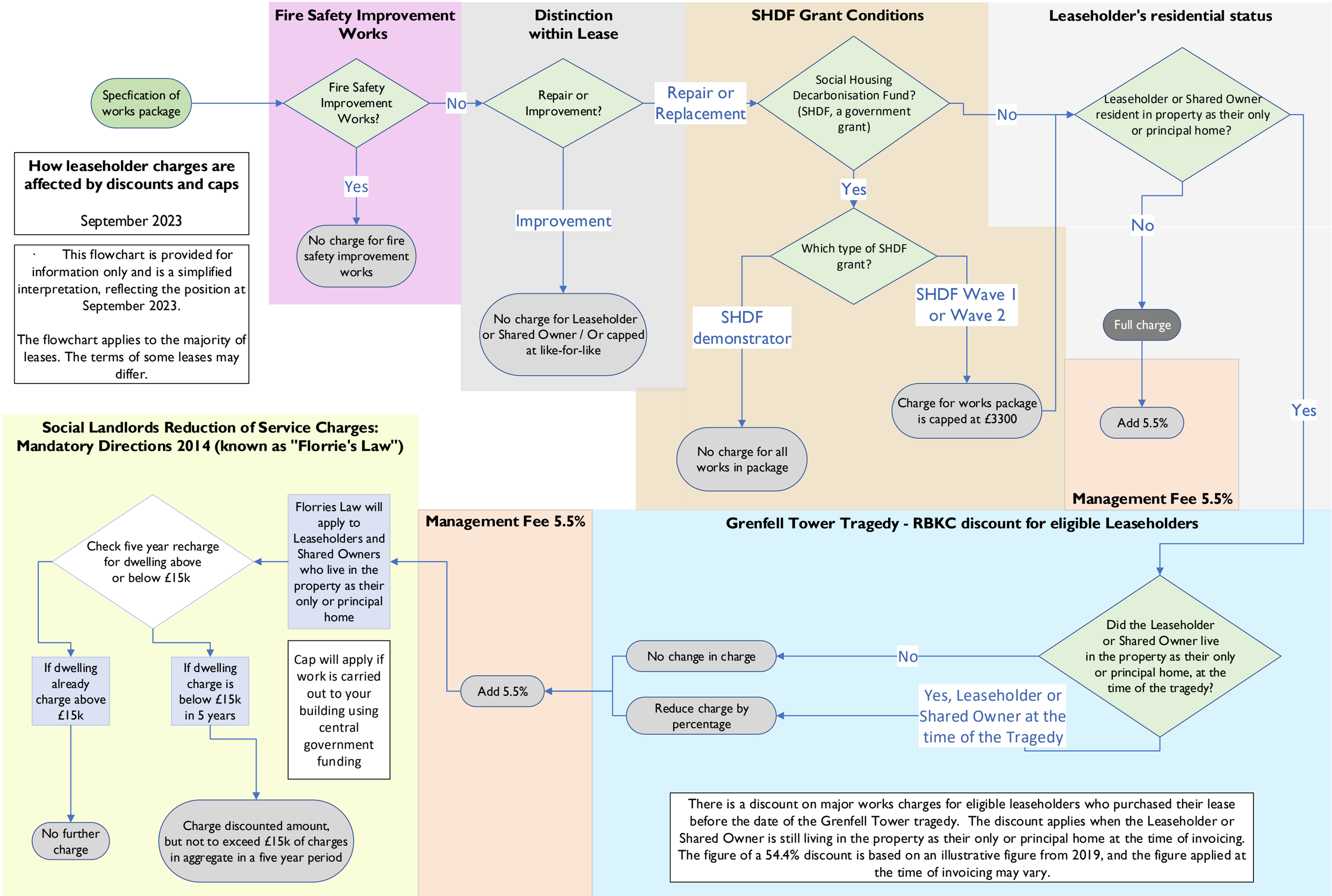
How leaseholder charges are affected by discounts and caps
September 2023
· This flowchart is provided for information only and is a simplified interpretation, reflecting the position at September 2023.
The flowchart applies to the majority of leases. The terms of some leases may differ.
Specfication of works package
Fire Safety Improvement Works
Fire Safety Improvement Works?
Yes
No charge for fire safety improvement works
No
Distinction within Lease
Repair or Improvement?
Improvement
No charge for Leaseholder or Shared Owner / Or capped at like-for-like
Repair or Replacement
SHDF Grant Conditions
Social Housing Decarbonisation Fund? (SHDF, a government grant)
Yes
Which type of SHDF grant?
SHDF demonstrator
No charge for all works in package
SHDF Wave 1 or Wave 2
Charge for works package is capped at £3300
No
Leaseholder's residential status
Leaseholder or Shared Owner resident in property as their only or principal home?
No
Full charge
Add 5.5%
Management Fee 5.5%
Yes
Grenfell Tower Tragedy - RBKC discount for eligible Leaseholders
Did the Leaseholder or Shared Owner live in the property as their only or principal home, at the time of the tragedy?
No
No change in charge
Yes, Leaseholder or Shared Owner at the time of the Tragedy
Reduce charge by percentage
Add 5.5%
Management Fee 5.5%
There is a discount on major works charges for eligible leaseholders who purchased their lease before the date of the Grenfell Tower tragedy. The discount applies when the Leaseholder or Shared Owner is still living in the property as their only or principal home at the time of invoicing. The figure of a 54.4% discount is based on an illustrative figure from 2019, and the figure applied at the time of invoicing may vary.
Social Landlords Reduction of Service Charges: Mandatory Directions 2014 (known as "Florrie's Law")
Florries Law will apply to Leaseholders and Shared Owners who live in the property as their only or principal home
Check five year recharge for dwelling above or below £15k
If dwelling already charge above £15k
No further charge
If dwelling charge is below £15k in 5 years
Charge discounted amount, but not to exceed £15k of charges in aggregate in a five year period
Cap will apply if work is carried out to your building using central government funding