

Appendix A

Current and proposed major works payment options for leaseholders (proposed changes shaded)						
Interest free and interest-bearing options: resident leaseholders						
<u>Amount of invoice</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at 5.19%</u>	<u>Total monthly instalments</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at PWLB rate</u>	<u>Total monthly instalments</u>
£250 - £599	12 (1 year)	None	12 (1 year)	12 (1 year)	None	12 (1 year)
£600 - £1,799	24 (2 years)	None	24 (2 years)	24 (2 years)	None	24 (2 years)
£1,800 - £4,999	36 (3 years)	None	36 (3 years)	36 (3 years)	None	36 (3 years)
£5,000 - £9,999	48 (4 years)	12 (1 year)	60 (5 years)	48 (4 years)	12 (1 year)	60 (5 years)
£10,000 - £14,999	60 (5 years)	24 (2 years)	84 (7 years)	60 (5 years)	24 (2 years)	84 (7 years)
£15,000 - £19,999	72 (6 years)	24 (2 years)	96 (8 years)	72 (6 years)	24 (2 years)	96 (8 years)
£20,000 - £29,999	84 (7 years)	24 (2 years)	108 (9 years)	84 (7 years)	24 (2 years)	108 (9 years)
£30,000 - £39,999	96 (8 years)	24 (2 years)	120 (10 years)	120 (10 years)	60 (5 years)	180 (15 years)
£40,000 - £59,999				144 (12 years)	96 (8 years)	240 (20 years)
£60,000 and over				180 (15 years)	120 (10 years)	300 (25 years)
Interest free and interest-bearing options: non- resident leaseholders						
<u>Amount of invoice</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at 5.19%</u>	<u>Total monthly instalments</u>	<u>Monthly interest free instalments</u>	<u>Optional instalments with interest at PWLB rate</u>	<u>Total monthly instalments</u>
£250 - £599	12 (1 year)	None	12 (1 year)	12 (1 year)	None	12 (1 year)
£600 - £1,799	24 (2 years)	None	24 (2 years)	24 (2 years)	None	24 (2 years)
£1,800 - £24,999	36 (3 years)	None	36 (3 years)	36 (3 years)	None	36 (3 years)
£25,000 - £39,999	36 (3 years)	None	36 (3 years)	36 (3 years)	None	36 (3 years)
£40,000 - £59,99	36 (3 years)	None	36 (3 years)	60 (5 years)	60 (5 years)	120 (10 years)
£60,000 and over	36 (3 years)	None	36 (3 years)	60 (5 years)	120 (10 years)	180 (15 years)

**Current and proposed major works payment schemes for leaseholders with bills over £30k
(proposed changes shaded)**

Current scheme	Proposal
Discount of 5 % on full payment within 30 days	Discount of 5% on full payment within 60 days
Means tested interest-only loan secured by a charge on the property for resident leaseholders only. Leaseholder pays the interest	Interest-only loan secured by a charge on the property for resident leaseholders only. For resident leaseholders that are facing severe hardship and are unable to secure funding for a High Street Bank/Building Society, the Council offers an interest-only payment option secured by a charge on the property for the actual amount. The interest on the loan is charged annually and the leaseholder pays just the interest on a monthly/quarterly basis. The loan is repaid on the sale of the property.)
Means tested interest-only loan secured by a charge on the property. No payments are made until the property is sold when the full amount of the bill and accrued interest is paid from the proceeds of the sale - for resident leaseholders	Means tested interest-only loan secured by a charge on the property. As above however in this case no payments are made until the property is sold, when the full amount of the bill and accrued interest is paid from the proceeds of the sale. This offer is only made to resident leaseholders with a very limited income and usually on benefits. NO CHANGE.
Discretionary decision to cap the bill at £10,000 for resident leaseholders in severe hardship — secured by a charge on the property	Discretionary decision to cap the bill at £10,000 for resident leaseholders in severe hardship — secured by a charge on the property. (See glossary for further explanation). NO CHANGE.

	Equity scheme. <i>(See glossary for further explanation)</i> . NEW OPTION
Options for the Council to purchase the property determined on a scheme by scheme basis	Options for the Council to purchase the property determined on a scheme by scheme basis. <i>(See glossary for further explanation)</i> . NO CHANGE
<u>Statutory Options (no change)</u>	<u>Statutory Options (no change)</u>
Leasehold enfranchisement	Leasehold enfranchisement. <i>(See glossary for further explanation)</i> .