

APPENDIX C – Glossary of terms

<b>Term</b>	<b>Explanation</b>
Section 20 (s20) notices	Under section 20 of the Landlord and Tenant Act 1985, if a landlord intends to undertake works where a leaseholder is required to contribute more than £250.00, the landlord is required to consult with those leaseholders and have regard for any observations that are received during the consultation period. If a landlord fails to meet all or some of the consultation requirements the leaseholder's contribution can be reduced or capped unless the landlord obtains dispensation from the First Tier Tribunal for the consultation failure.
Enfranchisement	This is where the leaseholders of a building exercise their right to buy the freehold interest from the current landlord (the Council). The Council would no longer be the landlord and all responsibilities and obligations under the leases would transfer to purchasers as the new landlord.
Housing Revenue Account	All costs associated with providing housing services to tenants and leaseholders are met by the Council's Housing Revenue Account. The Housing Revenue Account is ring-fenced from other budgets and funding across the Council. This means that it cannot support expenditure that does not relate to delivering services to tenants and leaseholders and it cannot be supported by other Council budgets.
Public Works Loan Board	The Public Works Loan Board (PWLB) is a statutory Government body that provides loans to public bodies from the National Loans Fund. The loans are offered on an interest rate that offers good value for money for public bodies.
Equity Share Scheme	This is where the Council purchases a share of the property which is equivalent to the major works debt. The lease is surrendered and then a new lease is granted indicating that the lease is shared between the Council and the leaseholder. Rent would be payable on the share that the Council owns. Service charges would continue to be due in the same way as the standard lease.
Capping Bills	The Council may consider capping the amount it charges a resident leaseholder where it is clear that the resident may suffer extreme hardship otherwise. Homes for Haringey would normally submit recommendations to the Assistant Director for Housing, setting out why the resident is unable to pay and other payment options are not appropriate.
Buy-back options	The Council can consider buying-back a leasehold property. The leaseholder would need to move out, and the flat would then be let out as part of the Council's social housing stock.