



ROOFTOP
HOMES...

IF YOU'RE A LEASEHOLDER



In addition to our general guide about rooftop homes for all residents, here is some information specific to you as a leaseholder.

CHARGES TO YOU

We know leaseholders are sometimes concerned about their service charges when it comes to major works.

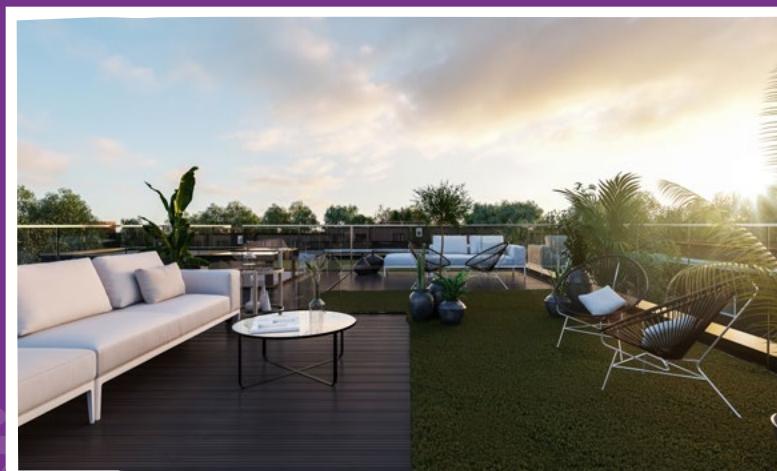
If you're a leaseholder, **YOU WON'T BE CHARGED** for communal improvements or any works that are necessitated by the building of more homes. This includes:

- **Any new roof element** linked to the building of rooftop homes
- **External wall insulation** that reduces fuel bills
- **Installing a new lift that is needed** to give access to both new rooftop homes and existing homes. However, there will be a charge for ongoing maintenance of any new lifts.
- **Associated landscaping and estate improvements** done as part of the building works

In addition, building homes on top of existing blocks means we can spread service charges across a greater number of residents, so you can expect a potential reduction in future service charges.

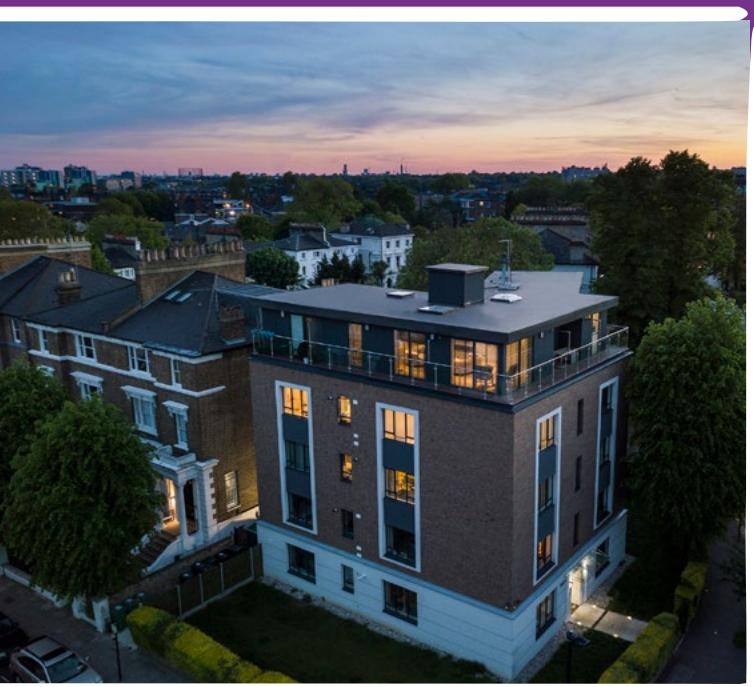
If we do other works alongside building rooftop homes, such as major improvements to the block, you'll only be charged a proportion of the cost of these improvement works.

Improvement works, such as installing entry phones, will only go ahead if the majority of residents support them. This means that we will charge you for these works, but the cost will be less as they will be shared between more residents.



YOUR OPTION TO BUY

If you're a resident leaseholder in a top floor flat and have lived there for at least 12 months, you may be entitled to purchase one of the new rooftop homes, with the council purchasing your existing home.



PLEASE NOTE:

Your entitlement to this offer may be subject to a financial assessment to make sure you can meet the mortgage costs of your new home. If you can't afford the full cost of your new home, we may take an equity share of the difference. The value of this equity share will be paid to the council when you sell the property.

- We will arrange an independent valuation of both the new and existing properties. We'll do this as soon as possible, to allow time for the purchases to take place before the scheme is completed.
- You will be responsible for any stamp duty, legal fees and moving costs.
- If necessary, leaseholders will be prioritised according to the length of time they have held their lease.
- If you owe any outstanding council tax or service charges, you will have to clear these at the point of the council's purchase of your existing home.

To find out more, contact

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