



Bracknell Forest
HOMES

Scale of charges

Bracknell Forest Homes makes charges for legal and/or administrative work in connection with a number of requests made by owners or leaseholders of properties. Our charges are as follows:

Lease variation – £110

When purchasing a leasehold property, the new owner takes on the existing lease. Purchasers and their solicitors sometimes ask for the lease to be varied to include more up to date clauses. We will charge £110 as a contribution to our legal expenses for the work.

Lease extension - £350

Nearly all our leases are for 99 or 125 years. When the property is a flat and the term of years has reduced to around 60 years or less an owner may have to extend it to sell the property. An owner can request a lease extension for an additional 90 years plus the remaining term of the lease. We will charge £350 as a contribution towards our legal expenses. There may also be an additional charge for our costs in obtaining an independent valuation of the property to determine the price payable for a lease extension.

Freehold reversion - £315

Owners who purchased the lease of a house can purchase the freehold. This would mean that they would no longer have to pay annual ground rent or landscaping charges and would own the property outright. If someone applies to purchase a freehold reversion, they will have to purchase any remaining frontage at the same time. The cost of the freehold reversion is based on an independent valuation. We will charge £315 as a contribution to our legal expenses. There may also be an additional charge for our costs of obtaining an independent valuation to determine the purchase price for the freehold.

Sale of remaining frontages - £300

When some houses were sold in the past, the front gardens were not sold with the property. If an owner wishes to use the remaining frontage to create a hard standing, or simply wants to include it with their property, they can apply to purchase the land. If someone applies to purchase a freehold reversion, they will have to purchase any remaining frontage at the same time; in these cases the total amount we will charge is £375 as a contribution to our legal expenses.

Please turn over



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Relaxation of restrictive covenants - £110

Under the terms of the transfer deeds of sold property there are various clauses (covenants) which require owners to ask Bracknell Forest Homes for permission before action is taken. These clauses are usually about making alterations or additions to the property or parking on the property (creating a hard standing). We will normally ask an owner to provide copies of plans prior to work starting, to consider whether permission can be given.

Planning consent and Building Regulations consent may also be required from Bracknell Forest Council for alterations to a property; and any Council consent is completely separate from any permission required from Bracknell Forest Homes to relax a covenant. A new application is required each time an alteration is made. We will charge £110 as a contribution to our expenses, whether or not permission is granted. Leaseholders also require consent but no fee can be charged under the terms of the lease.

Retrospective consent - £70

If alterations have been made to a property without consent at the time of the alteration or any other clauses of the deed have been broken, consent will be needed to remedy the breach after the event. Owners will often find that when they come to sell their property, their solicitors will require a retrospective consent to be granted. We will usually grant consent upon payment of £70 as a contribution towards our expenses. This applies to both freehold and leasehold property.

Solicitors' enquiries - £70

When a leasehold flat is sold, solicitors write to the freeholder with all sorts of queries, such as the amount of the service charges, the payment history, insurance details, work planned or undertaken to the property and details of the lease. A fee of £70 as a contribution toward our expenses will be charged to the solicitor for the provision of this information and the solicitor will probably recharge the costs to the leaseholder or their purchaser.

Licences - £105

Sometimes a property owner wishes to cross over or use land owned by Bracknell Forest Homes. This use may be temporary (for instance, to put a skip on the land) or for a longer period of time (for instance, to access the property in a different way). This will require the grant of a licence to use the land. There will be cost for the use of the land (either a one-off payment for short term use or an annual payment for a longer term arrangement) and a fee of £105 will be charged as a contribution towards our expenses for the preparation of a licence.

If you would like more information about the scale of charges please ask at reception.

**You can also call freephone ☎ 0800 692 3000,
email ✉ bfh@bracknellforesthomes.org.uk or
visit 🌐 www.bracknellforesthomes.org.uk**