



Section 8: Major works

What are planned major works
Consulting you about major works
How we consult you before starting work
Maximum charges for work to your building
Bringing our properties up to standard
Paying your contribution towards major works

Partnership • Respect • Pride
Excellent services for you and your community



8. Major works

What are planned major works?

These are large renewal, repair and maintenance jobs we do to your building that we can plan for in advance. This may include work to external brickwork, the roof, communal windows and communal decorations.

Under the terms of your lease, you must contribute towards the cost of this work as a service charge but we will ask you to pay separately to your normal yearly service charge so that the costs are transparent.

Consulting you about major works

The current regulations about consulting leaseholders on major works have been in place since 31 October 2003. The regulations are quite complicated but the main points are:

We have to consult you if the cost of qualifying work to any leaseholder is more than £250. Qualifying work is repairs, maintenance, renewal or improvement work to the building and communal areas.

We have to follow certain procedures for consulting you if we plan to enter into what legislation calls a 'qualifying long-term agreement' with a contractor, such as the major improvements contractor.



How we consult you before starting major works

We have consulted leaseholders on the appointment of a major improvements contractor to carry out most of our major works in the next five years. Because we have already consulted on the appointment of the contractor, if we plan to carry out major works under the contract that will cost you more than £250, we will serve a legal notice called a **Notice of Intention to carry out Qualifying Works under a Qualifying Long Term Agreement** before we carry out the work. This notice tells you how much the work is estimated to cost you.

There may be occasions where major works are required but they do not fall under a contract you have already been consulted on. If this situation arises and it will cost you more than £250 then we must firstly tell you that it is our intention to carry out the work. If the work does not require us to place an advert in the Official Journal of the European Union (OJEU) then you have the opportunity to nominate a contractor from whom we should try and obtain a quote.

We will then ask selected contractors to quote for the work. Once the quotes have been received and we have decided who we propose to ask to carry out the work we will send you a legal notice detailing our proposal and the amount it will cost you.



Paying your contribution towards major works

Under the terms of your lease you must pay your share of the cost of major works, in full, within 28 days of being sent a demand for payment. We encourage leaseholders to put money aside regularly so they can pay their share when they receive an invoice.

If you are a Right-to-Buy leaseholder and you are still within the first five years of your lease, we can only charge you the amount stated on your section 125 Offer Notice, plus inflation costs.

Please contact the Commercial Team if you wish to discuss payment options or need more information – see 'How to contact us'.