



Service Charges

If you are buying the lease of a flat or the freehold of a house, your costs of home ownership will include ground rent (flats only) and charges for services provided. These may include provision for repairs, major works and improvements to the building and / or the estate where you live, plus a contribution towards buildings insurance and Red Kite's management costs.

It is important to remember that these ongoing charges may be for freehold purchases as well as leasehold.

The list of service charges is not exhaustive, but will include such items as –

- Door entry system servicing
- Fire alarm servicing
- Communal TV aerial servicing
- Communal energy cost
- Cleaning contract
- Estate management
- Grounds maintenance
- Buildings insurance
- Management fee

We are committed to an ongoing programme of maintenance and repair to our properties, including to our blocks of flats. Examples of the type of repair we will be carrying out include -

- External decoration
- Internal redecoration of communal areas
- Resurfacing of external pathways, roads and yards
- Renewal of boundary structures – fences, walls etc.
- Renewal of roofs with existing type - flat with flat, pitched with pitched etc.
- Rewiring and renewal of fittings: domestic and communal
- Replacement of communal heating systems
- Replacement lifts



One of the promises made before Stock Transfer was to bring our homes up to the Red Kite Standard. This has led us to develop an extensive programme of investment, which is being rolled out. Examples of the sort of things we will be doing follow, but again this list is not exclusive.

- Flat to pitched roof conversions, including upgrading of roof insulation
- New lift installations
- Renewal of staircases
- Disability Discrimination Act compliance in communal areas
- Communal satellite dishes / cable TV feed / digital TV aerials
- Single to double-glazed windows and / or external doors
- Porches & balconies
- Installation of communal electrical or heating facilities
- Installation of fire / smoke alarms, fire fighting equipment etc.
- Installation of door entry systems, CCTV etc.
- Insulation - cavity wall, loft, internal / external cladding to walls etc.
- Provision of additional or re-siting of existing garages / stores / sheds
- Traffic calming on designated access roads

An initial planned programme of works, which will be updated regularly, is now available on our website here: <http://redkitehousing.org.uk/work-to-your-home/programme-of-improvements>

Before submitting your Preserved Right to Buy application, please consider carefully the costs involved in the ongoing ownership of your home.

The annual service charges and repairs bill that we will ask you to pay can run to several hundred pounds, with some flats subject to a bill in excess of £1000. This represents a sizeable commitment on a regular basis.

The contribution towards investment that we will ask you to pay, when they are carried out, may be a significant amount running into several thousand pounds.

You need to be confident that you will be able to meet these costs as and when they arise.

It is particularly important to compare the costs of owning your home with the amount of rent you are paying at present. If your proposed mortgage payment and service charges bill combined is higher than your current rent payment, you should think about how you can afford the extra cost month by month over a period of many years and be confident that you can do so.



If you fall into arrears with your service charges payments, we will try to obtain the money owed by way of an agreed payment plan. If this fails, we will obtain a County Court Judgement for the outstanding amount. This will make it difficult for you to obtain credit in the future. Eventually, we will seek to obtain payment of the arrears from your mortgage lender. This will increase the balance of your mortgage and may mean an increase in the overall term of your mortgage and / or higher monthly mortgage repayments.

Please remember that your home is at risk if you cannot keep up your mortgage payments or any other loan repayments where your home acts as security for the borrowing that you have taken out.

If you have any queries or concerns about the information provided, please contact Red Kite's Homeownership Advisor - Right to Buy & Leasehold.

It is important that you obtain independent advice as Red Kite cannot provide this.