

Appendix Two: Instalment Options and Discretionary Loan Arrangements

Comparison with other Local Authorities

Authority	Instalment Plans and Discretionary Loan Arrangements	Maximum discretionary loan period	Minimum Loan Amount	Maximum loan amount	Maximum interest-free period	Other options provided
Brent	<p><u>Instalment plans</u></p> <ul style="list-style-type: none"> • Interest-free payments for 12 months for sums under £1,000 • Interest free for 24 months for sums over £1,000 <p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> • Loan for 3-10 years, interest payable 	10 years	None	None specified	3 years	
Camden	<p>(All options below are open solely to resident leaseholders)</p> <p><u>Instalment Plans</u></p> <ul style="list-style-type: none"> • Interest free period of up to 12 months on major works bills under £5000 • Interest free periods of up to 24 months on 	25 years	None	None specified	5 years	

Community and Children's Services Committee 11.3.2024
 Financial Support with Major Works (Long Leaseholders)

	<p>major works bills over £5000</p> <ul style="list-style-type: none"> • Interest free periods of up to 36 months on major works bills over £10,000 • Interest free periods of up to 48 months on major works bills over £15,000 • Interest free periods of up to 60 months on major works bills over £20,000 <p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> • Up to 25-year loan, interest payable, charge placed on property 					
City of London Corporation (Barbican Estate)	<p><u>Contractual Loan</u></p> <ul style="list-style-type: none"> • Contractual under lease terms: up to 10 years, interest payable • Monthly repayments • Available to all leaseholders provided they are not in breach of lease • Charge placed on property 	10 years	£1,044	£41,740	None	Discretionary loan mirrors the terms offered for the mandatory loan under the 1992 Regulations; it is simply extended to those who would not otherwise be eligible

Community and Children's Services Committee 11.3.2024
 Financial Support with Major Works (Long Leaseholders)

	<p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> • Same terms as loans offered under 1992 Regulations 					
City of London Corporation (HRA)	<p>See Appendix One for full details</p> <p><u>Contractual Loan</u></p> <ul style="list-style-type: none"> • Contractual under lease terms: up to 10 years, interest payable • Monthly repayments • Available to all leaseholders provided they are not in breach of lease • Charge placed on property • No maximum specified <p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> • £5,000-£72,500, amounts between £5,000 and £72,500 interest-free from 1-3 years • Resident leaseholders only • Secured on property (fees apply) 	10 years	£5,000 (discretionary loan)	£72,500 (discretionary loan)	3 years	

Community and Children's Services Committee 11.3.2024
 Financial Support with Major Works (Long Leaseholders)

Ealing	<p><u>Instalment Plans</u></p> <ul style="list-style-type: none"> • 12 months interest-free, available to all leaseholders • 18 months interest-free – residents only, £4,201 minimum • 24 months interest-free – residents only, £6,301 minimum • 30 months interest-free, residents only, £8,401 minimum • 36 months interest-free, residents only, £10,501 minimum • 5-year repayment plan, 3 years of which is interest-free, minimum £12,601, residents only <p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> • Residents only, who cannot access statutory loan scheme or other repayment methods • Interest chargeable 	10 years	Statutory minimum	None specified	3 years	<p><u>Voluntary charge</u> For cases of extreme hardship, residents only, must be unable to access payment by instalments, equity required, interest payable upon sale</p> <p><u>Purchase of equity share</u> Residents only, minimum bill £10,000, cases of extreme hardship only after other options exhausted</p>
Harrow	<p><u>Instalment Plan</u></p>	5 years	None	None specified	4 years	<p><u>Voluntary Charge</u> Interest payable</p>

Community and Children's Services Committee 11.3.2024
 Financial Support with Major Works (Long Leaseholders)

	<ul style="list-style-type: none"> • 12 months interest-free for amounts up to £3k <p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> • Under £3,001: 12 months interest free • £3,001 to £6,000: 24 months interest free • £6,001 to £9,000: 36 months interest free • £9,001 to £12,000: 48 months interest free • Over £12,000: 48 months interest free and 12 months interest payable 					
Islington	<p><u>Instalment Plans</u></p> <ul style="list-style-type: none"> • 2-year monthly instalments, interest-free, for resident and non-resident leaseholders • 3-year monthly instalments, interest-free, for resident leaseholders • 5-year monthly instalments, interest-free, for amounts over £10,000. Must be resident in the 	10 years	None	None specified	5 years	

Community and Children's Services Committee 11.3.2024
 Financial Support with Major Works (Long Leaseholders)

	<p>property. Charge placed on property, fees apply.</p> <ul style="list-style-type: none"> • 5-year monthly instalments, interest free for 3 years, for resident leaseholders. Charge placed on property, fees apply. This is maximum payment period for loans below £10k (unless it relates to heating system works). • 10-year monthly instalments, five years interest-free, for residents only. Charge placed on property. Amount must be £10k plus or relate to heating system works. 					
Lewisham	<p><u>Instalment Plans</u></p> <ul style="list-style-type: none"> • 2-year monthly instalments if bill below £3,000 • 3-year monthly instalments if more than £3,000 	Not offered	None	None specified	5 years	

Community and Children's Services Committee 11.3.2024
 Financial Support with Major Works (Long Leaseholders)

	<ul style="list-style-type: none"> 5-year monthly instalments if more than £10,000 					
Southwark	<ul style="list-style-type: none"> 12-month interest-free plan for resident and non-resident leaseholders 36-month interest free payment plan for resident leaseholders, dependent on amount 48-month interest-free monthly payments for resident leaseholders when amount exceeds £7,200 <p><u>Discretionary Loan</u></p> <ul style="list-style-type: none"> Up to 25-year loan, with interest, secured as a mortgage on the property. Arrangement, valuation and administrative fees payable 	25 years	None specified	None specified	4 years	
Tower Hamlets	<p><u>Instalment Plans</u></p> <ul style="list-style-type: none"> 2-year monthly payment plan, interest free, for amounts over £1,000. Resident and non-resident leaseholders eligible. 	Not offered	£1,000 (instalment plan)	None specified	2 years	<u>Voluntary charge</u> For those 60 plus or on full benefits, interest payable, fee applies

Community and Children's Services Committee 11.3.2024
Financial Support with Major Works (Long Leaseholders)

	<ul style="list-style-type: none">• 5-year monthly payment plan, interest-free for first two years, for amounts £2,000 plus. Resident leaseholders only.• 10-year monthly payment plan, interest free for first two years, for amounts over £10k. Resident leaseholders only.					
--	--	--	--	--	--	--