

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

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	<p>major works bills over £5000</p> <ul style="list-style-type: none"> <li>• Interest free periods of up to 36 months on major works bills over £10,000</li> <li>• Interest free periods of up to 48 months on major works bills over £15,000</li> <li>• Interest free periods of up to 60 months on major works bills over £20,000</li> </ul> <p><b><u>Discretionary Loan</u></b></p> <ul style="list-style-type: none"> <li>• Up to 25-year loan, interest payable, charge placed on property</li> </ul>					
City of London Corporation (Barbican Estate)	<p><b><u>Contractual Loan</u></b></p> <ul style="list-style-type: none"> <li>• Contractual under lease terms: up to 10 years, interest payable</li> <li>• Monthly repayments</li> <li>• Available to all leaseholders provided they are not in breach of lease</li> <li>• Charge placed on property</li> </ul>	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

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

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

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

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	<p>property. Charge placed on property, fees apply.</p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> </ul>					
Lewisham	<p><b><u>Instalment Plans</u></b></p> <ul style="list-style-type: none"> <li>• 2-year monthly instalments if bill below £3,000</li> <li>• 3-year monthly instalments if more than £3,000</li> </ul>	Not offered	None	None specified	5 years	

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

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