

OVH Sales and Home Ownership Price List 25/26

Where we carry out activities which are above and beyond the management fee we will charge an administration charge, this includes such activities as re-sales, home improvement requests, providing duplicate information.

Schedule 11 of the Commonhold and Leasehold Reform Act 2002 advises that a variable administration charge is payable only to the extent that the amount of the charge is reasonable. Residents can make an application to the First Tier Tribunal to determine whether the charge is payable and if it is to determine whether it is reasonable.

1	Landlords Approval for new mortgage	£75.00
2	Re Mortgage/Re Financing	£75.00
3	Receipting Notice of Charge/Transfer	£50.00
4	Landlords Admin Fee (External Re Sale)	£150.00
5	Landlords Admin Fee (Internal Re Sale)	TBC
6	Provision of LPE1/FME1 (Houses)	£150.00
7	Provision of LPE1/FME1 (Apartments)	£200.00
8	Landlords Legal Fees (Shared Ownership Sales)	£400.00*
9	Copy of lease	£45.00
10	Copies of original handover docs – i.e. NHBC Cert, Gas Cert	£25.00
11	Staircasing Admin Fee (on transactions at 5% and above)	£150.00
12	Conversion of Rent to Buy to Shared Ownership	NA
13	Conversion of Rent to Buy to Outright Sale	NA
14	Deed of Covenant	£75.00
15	Certificate of Compliance	£75.00
16	Deed of Variation	TBC by solicitors
17	Staircasing Admin fee at 1% to 4%	NA

Please note OVH's legal fees may be subject to disbursements which our solicitors will confirm at point of instruction

The above fees are plus VAT

Summary of Tenant's Rights and Obligations

1. This summary, which briefly sets out your rights and obligations in relation to administration charges, must by law accompany a demand for administration charges. Unless a summary is sent to you with a demand, you may withhold the administration charge. The summary does not give a full interpretation of the law and if you are in any doubt about your rights and obligations you should seek independent advice.
2. An administration charge is an amount which may be payable by you as part of or in addition to the rent directly or indirectly
 - a. for or in connection with the grant of an approval under your lease, or an application for such approval
 - b. for or in connection with the provision of information or documents
 - c. in respect of your failure to make any payment due under your lease; or
 - d. in connection with a breach of a covenant or condition of your lease. If you are liable to pay an administration charge, it is payable only to the extent that the amount is reasonable.
3. Any provision contained in a grant of a lease under the right to buy under the Housing Act 1985, which claims to allow the landlord to charge a sum for consent or approval, is void.
4. You have the right to ask the First-tier Tribunal whether an administration charge is payable. You may make a request before or after you have paid the administration charge. If the tribunal determines the charge is payable, the tribunal may also determine
 - a. who should pay the administration charge and who it should be paid to
 - b. the amount
 - c. the date it should be paid by; and
 - d. how it should be paid
5. However, you do not have this right where:
 - a. a matter has been agreed to or admitted by you
 - b. a matter has been, or is to be, referred to arbitration or has been determined by arbitration and you agreed to go to arbitration after the disagreement about the administration charge arose; or
 - c. a matter has been decided by a court.
5. You have the right to apply to the First-tier Tribunal for an order varying the lease on the grounds that any administration charge specified in the lease, or any formula specified in the lease for calculating an administration charge is unreasonable.
6. Where you seek a determination or order from the First-tier Tribunal, you will have to pay an application fee and, where the matter proceeds to an oral hearing, a hearing fee, unless you qualify for fee remission or exemption. Making such an application may incur additional costs, such as professional fees, which you may have to pay.

