

“Fleecehold” - Another New-Build Nightmare!

You may have heard about poor build quality and the recent **leasehold houses scandal**, BUT -

did you know all the major national house building companies are implementing the **“estate management charges”** scam?

What is it?

- Home-owners on new-build estates are required to pay for the maintenance of privately-owned public open space and play parks, as well as other estate amenities.
- In the past the estate land not built on was adopted by the council.
- For about 10 years now this has not been happening - builders and councils are saving money at the home-owners expense.
- There is no regulation of these charges.
- Home-owners pay full council tax, even though they are subsidising an area of public open space.
- The estates are not being well maintained once the builders have sold all the houses and moved on.
- Legal arrangements create obstacles to residents' management companies and help to maintain a monopoly for management company providers who can and do charge what they like without consequence or right of complaint.
- Grossly inflated permission charges for minor alterations (changing flooring is an example) are being imposed, as well as charges for moving and re-mortgaging.
- The **leasehold houses scam** has been exposed by the **National Leasehold Campaign**. Builders are now capitalising on this and misleadingly promoting “freehold” homes. These **fake freeholds** have become known as **“fleecehold”**. In England and Wales “freehold with rent charge” is used to impose estate fees and unreasonable charges for minor alterations via a management company embedded in the deeds. If you have a rent charge your home can be repossessed, so how can it be considered as freehold?

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