

3rd March 2025



Dear Resident,

Building Safety Charges

I am writing to you to let you know that a new building safety charge will be introduced into your service charges from April 2025.

Following the introduction of the Building Safety Act in 2022, we are required to undertake a range of new and additional activities to ensure that the building you live in is safe and complies with the requirements set out in the Act.

You may have noticed that last year an additional line was introduced into your service charge for Building Safety charges with a £0 value. This was done to help indicate that new charges were due to be introduced in the near future. As government guidance on charging was still evolving at that time Newlon decided not to apply any charges for last financial year despite the required works commencing.

The additional requirements of the Fire Safety Act 2021 and the Building Safety Act 2022 for building owners and landlords include carrying out fire safety checks to the front entrance doors of residents' homes on an annual basis and checking all communal fire doors on a quarterly basis in buildings over 11 metres in height. The costs for carrying out these additional checks and activities, including safety case submissions, will need to be recovered through service charges. A safety case report sets out the building safety risks of a high-rise residential building and how they are being managed.

You can find information on safety case requirements at:

<https://www.gov.uk/guidance/preparing-a-safety-case-report>

The charges being introduced into the building safety line on your service charge statement will include those for fire door inspections, safety case submission to the Building Safety Regulator (BSR), BSR charges for assessing a safety case and certain costs associated with making an application to courts in relation to building safety, when we cannot gain access to assess a fire door, as well as some building safety resident engagement costs relating to resident engagement strategies.

You will have already been contacted regarding building safety inspections to your front door which may have included remedial or maintenance works. These costs have not been charged in the current financial year, however, going forward these inspection costs will need to be passed on.

Newlon Housing Trust is a charitable housing association and part of the Newlon Group
Registered Office: Newlon House, 4 Daneland Walk, Hale Village, London, N17 9FE
Residents' enquiries: 020 7613 8080 - all other enquiries: 020 7613 8000 - www.newlon.org.uk

Group Chief Executive: Mike Hinch, Chair: Aman Dalvi OBE
Community Benefit Society 18449R, registered with the Regulator of Social Housing no. L0006
HMRC charity reference no. EW91301, VAT registration no. GB778532683

Typical charges include:

Fire door inspection	£16 per door
Preparing or revising a Safety Case	£288 per block
Building Safety Regulator Charges for assessing a Safety Case	£144 per hour
Building Safety Regulator Application	£188 per block

For each high-rise building which comes under the scope of the Building Safety Act we are required to submit a Building Safety Case every 5 years and the charges connected to this process are rechargeable to residents via the service charge as mentioned above.

The Building Safety Regulator has indicated that within the next 4-5 years they will be asking building owners to submit safety cases for all relevant buildings. Therefore we expect that the building safety charge for the building where you live may increase in the year that the safety case for your building is required to be submitted.

We understand that any additional charges are unwelcome, however, we need to start applying the new building safety charges for the coming financial year to ensure we meet the requirements set out by the government for keeping our residents safe.

The link below is to a letter from the Building Safety Regulator explaining to all landlords what is acceptable in terms of service charging and the requirement for transparency about this to residents.

https://www.newlon.org.uk/wp-content/uploads/2025/02/Joint_Letter_-_Lee_Rowley_and_Philip_White.pdf

Should you have any queries please contact the Newlon Building Safety Team on **020 3234 2287** or via email at **building.safety@newlon.org.uk**.

Yours faithfully,



Diane Young
Head of Building Safety
Building Safety Team