

3rd March 2025



Dear Resident,

Fire Safety Charges Managing Agent

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

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 inspections are service chargeable by the managing agent.

The charges being introduced into the fire safety line on your service charge statement will include those for fire door remediation to flat entrance doors undertaken by Newlon Housing Trust.

We understand that any additional charges are unwelcome, however, we need to start applying the new fire 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,

A handwritten signature in black ink, appearing to read "DY", followed by a horizontal line and a period.

Diane Young
Head of Building Safety
Building Safety Team