

# Security Charging

## What do we offer?

- Dedicated charging team, including planning specialism. The team has a strong track record providing a seamless service.
- Fixed fee covering the process from instruction to completion.
- 25+ years' experience and great relationships with the funders' solicitors, valuers and local authorities.
- Tried and tested solutions.
- Regular reports/updates to reassure you that the project is on track.

## Benefits to you

### Fixed fees

We provide great value for money, and we stick to our agreed fees. Supported by bespoke IT systems, we work closely with you to minimise disbursements such as insurance costs and search fees.

### Certainty on deadlines

We commit to achieving your deadlines and have a great track record of delivering large projects in short timescales. Our proactive approach keeps all parties tied into key deadlines and keeps you updated on progress.

### Saves you time

Our experience means that we aren't learning on your time. We focus on the issues that really matter, and guide you to the best solution.

### Keeps you informed

Our relationship with you will be cemented through our free advice line. You won't be charged a penny, and we will answer your questions to ensure future stock can be charged.

## Focus on key issues

We have recently helped clients with queries around:

- non-standard methods of construction;
- undischarged environmental planning conditions;
- s106 variations;
- new build warranty schemes;
- buildings requiring EWS1;
- valuation methodology and issues that will restrict value to EUV-SH.

## Frequently Asked Questions

### When should we engage security charging lawyers?

As soon as possible. We recommend that you start to speak to us six to twelve months before you need to put the security into place. Ideally, all of the property reviews will have been carried out before terms are agreed with the funders, so that the charging of the properties does not cause any unforeseen delays. We will plan the work stream to ensure no duplicated costs.

### How long does it take to put properties into charge?

It can vary from three weeks (when a pre-charging exercise has been carried out) to over six months. The simpler the portfolio, and the more documents you can provide up front (particularly planning documents), the quicker. If you have a large portfolio, without ready access to documents, we recommend allowing at least six months. Ideally the properties should have been reviewed, any issues ironed out, and the first draft of the Certificate of Title prepared by your solicitors before you agree terms/set pricing with the funder.

### What can we do to speed up the security charging process?

- Carry out a pre-charging exercise so that your units are "oven ready" before you engage with the funders.
- Ensure your development team knows what information to retain and for how long (we can help you with this).
- Have a dedicated team with access to internal systems and who can provide any information needed (e.g. details of historic flooding, or drainage systems for units that don't drain into the public sewers).
- If timescales are short, ensure your suggested portfolio has lots of "headroom" so that any problematic units can be moved to a later phase so that they don't cause delays.

### How can we ensure market value – subject to tenancy (MV-STT)?

This usually comes down to making sure you have planning documents available (including planning condition discharges for more recent schemes), and allowing sufficient time to vary s106 agreements if necessary.



**Susie Rogers**

Partner

020 8780 4829

[susie.rogers@capsticks.com](mailto:susie.rogers@capsticks.com)



**Mike Regan**

Legal Director

0196 267 8379

[mike.regan@capsticks.com](mailto:mike.regan@capsticks.com)