



MISSING SHARES



North Ayrshire Council launched a new Missing Shares policy on 1 April 2019 to help owners in tenement blocks carry out essential common repairs.



North Ayrshire Council
Comhairle Siorrachd Air a Tuath

WHAT IS A MISSING SHARE?

A missing share is where the majority of owners in a tenement agree to a common plan of works however one owner is unwilling or unable to pay their share. This new policy will allow North Ayrshire Council (under certain conditions) to pay the missing amount and recharge the missing owner.

WHAT IS A TENEMENT?

A tenement is a building which is divided into a number of individual flats.

WHAT IS A COMMON REPAIR?

A common repair is any works that are required to maintain the shared parts of a tenement style building. For example, one of the main areas requiring common repairs in a building is the roof.

WHAT AM I RESPONSIBLE FOR?

It can sometimes be difficult to know what portion of repair works each owner is required to pay. This information is normally set out in the Title Deeds for your property.

However, if the title deeds don't specify or if different owners' title deeds say conflicting things, the Tenement Management Scheme (TMS) can be implemented. The TMS sets out procedures at owners need to follow when making 'scheme decisions' about maintaining and repairing common parts. (Further information can be obtained at www.underoneroof.scot.)

DOES MY BLOCK QUALIFY?

To be considered for Missing Shares assistance the main conditions are:

- A lead owner in the block needs to be appointed to create a maintenance plan, set up a common maintenance account and find quotes;

Works must be over £500 (more than one aspect of repairs can be submitted at the same time).

A common repair is any works that are required to maintain the shared parts of a tenement style building.

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