

GENERAL LICENCE – Service Charge and Ground Rent Payments

INT/2026/10050568

1. This licence is granted under the UK Autonomous Sanctions Regulations listed in Annex I of this licence.
2. Any act which would otherwise breach the prohibitions in the UK Autonomous Sanctions Regulations, as listed in Annex 1 of this licence, is exempt from those prohibitions to the extent required to give effect to the permissions in this licence
3. In this licence:

"DP" means	Those individuals or entities designated (or owned or controlled by an individual or entity designated) for the purposes of an asset freeze by the UK under the UK Autonomous Sanctions Regulations, excluding those designated for the purpose of compliance with United Nations obligations.
"Eligible Lease" means	A lease of Relevant Property, under a Lease Agreement, which falls within all of sub-sections 1(1)(a), (b) and (d) of the Leasehold Reform (Ground Rent) Act 2022, and to which a DP became party as landlord or tenant (whether by grant, assignment or otherwise) prior to the date on which they became a DP. When determining when a DP ("C") who is owned or controlled by an individual or entity designated for the purposes of an asset freeze ("P") became a DP, C is to be treated as having become a DP at the same time as P.
"Ground Rent" means	The rent reserved by, or payable under an Eligible Lease agreement as consideration for the grant or continuance of the leasehold interest, whether payable

	periodically or otherwise, but excluding any amount of payable in respect of services, repairs, maintenance, improvements, insurance or management.
"Lease Agreement" means	Any legally binding agreement for the lease of commercial or residential property under which a tenant is granted exclusive possession for a defined term in return for rent.
"Landlord" means	A person who grants exclusive possession of property under a Lease Agreement in return for rent and to whom any Service Charge, Ground Rent under that agreement are payable.
"Late Payment fees" means	Interest or other default charges expressly payable under an Eligible Lease solely in respect of late payment of Service Charge or Ground Rent which fell due before the Date of Issue of this General Licence, but excludes legal costs, enforcement costs, collection charges and any other ancillary fees.
"Managing Agent" means	A person appointed by, or acting on behalf of, a Landlord to administer or manage a Relevant Property, including the collection, receipt, or processing of Service Charges and/or Ground Rent arising in relation to that Relevant Property.
"Person" means	An individual or a body of persons corporate or unincorporate but does not include a DP.

"Relevant Property" means	Land situated in the England or Wales, including any freehold or leasehold interest in such property.
"Reporting Quarter" means	Each period of three calendar months ending on 31 March, 30 June, 30 September and 31 December in each calendar year.
"Service Charge" means	An amount payable under an Eligible Lease and supported by a demand/invoice:— (a) which is payable, directly or indirectly, for services, repairs, maintenance, improvements or insurance, and (b) the whole or part of which varies or may vary according to the relevant costs (excluding managing agent fees).
"Tenant" means	A person granted exclusive possession of property under a Lease Agreement in return for rent, and who is responsible for any Service Charge and/or Ground Rent under that agreement.
"The UK Autonomous Sanctions Regulations" means	Those sanctions regulations made under the Sanctions and Anti-Money Laundering Act 2018 listed in the first column of the table at Annex 1 to this licence, headed "Regime".
"UK Bank Account" means	An account held in the United Kingdom with a Relevant Institution.
"Relevant Institution" means	A Person that has permission under Part 4A of the Financial Services and Markets Act 2000 (permission to carry on regulated activity);

	A Person that is authorised or registered under Part 2 of the Payment Services Regulations (SI 2017/752); A Person that is authorised or registered under Part 2 of the Electronic Money Regulations (SI 2011/99); A Person that is a "recognised clearing house", "third country central counterparty", "recognised CSD" or "third country CSD" for the purposes of s.285 of the Financial Services and Markets Act 2000; or A Person that is an operator of a recognised payment system (or that is a service provider in relation to recognised payment systems) for the purposes of Part 5 of the Banking Act 2009.
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Permissions

4. Under this licence, subject to the conditions below:
 - 4.1 in circumstances where a DP is the Tenant of a Relevant Property, the DP, or a Person acting on behalf of the DP, may make payments to a UK Bank Account held by the Landlord, Managing Agent or a Person acting on behalf of the Landlord, of Service Charge, Ground Rent and Late Payment Fees, in each case incurred in respect of an Eligible Lease, pursuant to the relevant Lease Agreement; and
 - 4.2 a Landlord, Managing Agent or Person acting on their behalf may receive the payments into the UK Bank Account made under paragraphs 4.1 and 4.2, and may:
 - 4.2.1 (in relation to a payment under paragraph 4.1) transfer the funds to the UK Bank Account of the superior Landlord (if any), or their Managing Agent or a Person acting on their behalf; and
 - 4.2.2 hold any overpayment as credit for application to future Service Charge and/or Ground Rent liabilities payment of which is permitted under paragraph 4.1 or 4.2.
5. A Relevant Institution may process payments made in accordance with paragraph 4 above.

Reporting Requirements

6. Within 14 days of the end of a Reporting Quarter, the DP must report to HM Treasury, with details and supporting evidence, in respect of any payments made under this licence during that Reporting Quarter, including:
 - i. the name of the Landlord (and any Person acting on their behalf) receiving the payment;
 - ii. the amount(s) paid;
 - iii. the purpose and/or relevant demand for payment of Ground Rent or Service Charge or Late Payments Fees;
 - iv. the payment route used; and
 - v. the date of payment.

Record-keeping Requirements

7. The Landlord, and DPs must keep accurate, complete and readable records, on paper or electronically, of any activity purporting to have been permitted under this licence for a minimum of 6 years.

General

8. The permissions in this licence do not authorise any act which will result in funds or economic resources being made available in breach of the relevant UK Autonomous Sanctions Regulations, save as permitted under a licence granted under those Regulations.
9. Information provided to HM Treasury in connection with this licence shall be disclosed to third parties only in compliance with the UK General Data Protection Regulation and the Data Protection Act 2018.
10. This licence takes effect from 12 October 2026 and expires at 23:59 on 11 October 2027.
11. HM Treasury may vary, revoke or suspend this licence at any time.

Annex I- Applicable sanctions regimes

Regime	Relevant Prohibitions	Relevant Licensing Authorisation Regulations
The Republic of Belarus (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 32
The Bosnia & Herzegovina (Sanctions) (EU Exit) Regulations 2020	Regulations 11 to 15	Regulation 20
The Central African Republic (Sanctions) (EU Exit) Regulations 2020	Regulations 12 to 16	Regulation 33
The Chemical Weapons (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 20
The Cyber (Sanctions) (EU Exit) Regulations 2020	Regulations 11 to 15	Regulation 20
The Democratic People's Republic of Korea (Sanctions) (EU Exit) Regulations 2019	Regulations 13 to 17	Regulation 88
The Democratic Republic of the Congo (Sanctions) (EU Exit) Regulations 2019	Regulations 12 to 16	Regulation 33
The Global Anti-Corruption Sanctions Regulations 2021	Regulations 11 to 15	Regulation 21
The Global Human Rights Sanctions Regulations 2020	Regulations 11 to 15	Regulation 20
The Global Irregular Migration and Trafficking in Persons Sanctions Regulations 2025	Regulations 14 to 18	Regulation 26
The Guinea (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 20
The Republic of Guinea-Bissau (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 20
The Iran (Sanctions) (Nuclear) (EU Exit) Regulations 2019	Regulations 12 to 17	Regulation 40
The Iran (Sanctions) Regulations 2023	Regulations 15 to 19	Regulation 35
The Libya (Sanctions) (EU Exit) Regulations 2020	Regulations 12 to 16	Regulation 48
The Mali (Sanctions) (EU Exit) Regulations 2020	Regulations 12 to 16	Regulation 22
The Myanmar (Sanctions) Regulations 2021	Regulations 11 to 15	Regulation 44
The Nicaragua (Sanctions) (EU Exit) Regulations 2020	Regulations 11 to 15	Regulation 20
The Russia (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 17A	Regulation 64
The Somalia (Sanctions) (EU Exit) Regulations 2020	Regulations 12 to 16	Regulation 47
The South Sudan (Sanctions) (EU Exit) Regulations 2019	Regulations 12 to 16	Regulation 33
The Sudan (Sanctions) (EU Exit) Regulations 2020	Regulations 12 to 16	Regulation 34
The Syria (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 61

The Venezuela (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 35
The Yemen (Sanctions) (EU Exit) (No.2) Regulations 2020	Regulations 12 to 16	Regulation 33
The Zimbabwe (Sanctions) (EU Exit) Regulations 2019	Regulations 11 to 15	Regulation 33