

Playground rules

Effective ways for Leaseholders to
get Constructive results from
their Landlords or

Playground rules

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- I have also been a Leaseholder in Southwark for over 25 years

Playground rules

Leaseholders can achieve constructive results from their landlords through effective communication, understanding of rights and responsibilities, and collaboration

DO YOUR HOMEWORK KNOW YOUR LEASE AGREEMENT

Know Your Lease Agreement:

Familiarize yourself with the terms of your lease agreement. Understand your rights and responsibilities as a leaseholder, as well as those of the landlord. This knowledge will empower you to make informed requests and negotiate effectively.

DO YOUR HOMEWORK KNOW YOUR LEASE AGREEMENT

Understand Landlord Constraints:

Landlords might have budgetary limitations or other practical considerations. Be willing to understand their perspective and find middle ground. If they are a Local Authority, they will have some Legal Constraints and believe it or not they will also have Political ones as well.

DO YOUR HOMEWORK KNOW YOUR LEASE AGREEMENT

Seek Legal Advice if Necessary:

If negotiations stall or if you're dealing with a particularly complex issue, consider seeking legal advice a Solicitors specialising in Leasehold matters. You can get out of your depth very quickly.

Why because we are not an expert. We are too close the issues and it will get emotional. (YES it will).

They are also insured against getting it wrong we are not.

BE KIND

BE SAFE

BE RESPECTFUL

Treat them with respect and courtesy, and they may be more inclined to work with you.

COMMUNICATION

Clear Communication:

Maintain open and respectful communication with your landlord. Clearly convey your concerns, needs, and any issues you might be facing. Written communication such as emails can help create a record of your conversations.

Document Everything:

The single most important thing you can do for yourself. Keep a record of all correspondence, maintenance requests, and interactions with your landlord. This documentation will be valuable if disputes arise or if you need to reference past agreements.

Take Photos with date stamped of the property every nook and cranny on the day you take the property – Video it.

Do the same when you get a service charge or works request or section 20's

COMMUNICATION

Freedom of Information request.

Under the Freedom of Information Act 2000, anyone has the right to request information from a public authority. The request must be in writing, including email, but the requester does not have to mention the Act or direct their request to a designated member of staff. The public authority has 20 working days to respond to the request. PUT This is a Freedom of Information request at the bottom of every letter and/or email.

Meetings telephone calls and Online meetings.

Face to face meeting take notes names etc, then write or email them back to the attendees what was agreed and its timetable. Ask them to agree those notes. Record all telephone calls or online meeting to or from your landlord. You must say at the start that you are recording. Recording a conversation in the UK without the caller's consent is illegal. However, individuals can tape conversations for personal use, as stated in the Regulation of Investigatory Powers Act 2000 (RIPA). GDPR laws must be followed when recording calls to ensure data privacy and security. GDPR applies to call recordings even after Brexit. You must say at the start of the call. Or online meeting

BE KIND

Include others

Include others

Request Repairs and Maintenance:

If there are maintenance or repair issues in your property, promptly notify your landlord. Follow up with written requests. Be specific about the problem and its impact on your living conditions. Photograph it or even video it.

Negotiate Reasonably:

When requesting changes or improvements, be reasonable and fair. If you're requesting upgrades or modifications, provide reasons for why these changes would benefit both you and the property.

Present Solutions:

Instead of just pointing out problems, try to propose solutions. This shows that you're proactive and willing to work collaboratively to address issues.

Prioritize Safety and Legal Compliance:

If there are safety concerns or issues related to legal compliance (e.g., building codes, health standards), emphasize these points when discussing improvements with your landlord.

BE SAFE

Think before you act

Build Positive Relationships

Cultivating a positive and professional relationship with your landlord can lead to more constructive outcomes. Treat them with respect and courtesy, and they may be more inclined to work with you.

BE RESPECTFUL

Listen to Your Legal advise

Do not take it personally

Bruised Pride will cost you a lot CASH and wasted time.

BE SAFE AND TAKE CARE

**Throw only
Sports balls Not
Leasehold consultation**

BE SAFE AND TAKE CARE

Leasehold consultation refers to the process of engaging with leaseholders (those who own the right to occupy a property under a lease agreement)

In real and legal terms, It means we are TELLING YOU.

This process is typically undertaken by landlords, property management companies, or relevant authorities in order to ensure transparency, fairness, and compliance with legal requirements.

Do not be fooled that it is to gather opinions, feedback, and input on matters that may impact your living conditions, rights, and obligations. It may be dressed as that, but it is not.

Leasehold consultations can cover a wide range of topics, including:

Major Works and Repairs:

Service Charges

Lease Renewals and Extensions:

Building Management Major Decisions:

Dispute Resolution:

Leaseholder Rights:

Health and Safety.

BE SAFE AND TAKE CARE

Consultations can take various forms

Including written notices, meetings, surveys, or even online platforms. The goal should be to ensure that leaseholders have an opportunity to express their views, ask questions, and contribute to decisions that impact their living situation. In many cases, legal regulations and lease agreements might require landlords or property managers to undertake proper consultation processes before making certain decisions or changes.

The aim of leasehold consultation should be to foster transparency, collaboration, and fair treatment for all parties involved, ultimately leading to better property management and more harmonious living conditions for leaseholders.

Sadly, it never is with Local Authorities it is we are telling you

Remember that building constructive results with your landlord often involves finding common ground, maintaining clear communication, and adhering to your lease agreement. Every situation is unique, so tailor these approaches to your specific circumstances and local laws.

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