



Wandsworth Council

Housing and Regeneration Department
The Town Hall
Wandsworth High Street
London SW18 2PU

Please ask for/reply to: your area team
Telephone: see overleaf
Email:
HMS@richmondandwandsworth.gov.uk
Web: www.wandsworth.gov.uk

All Leaseholders

Our ref: HRD
Date: September 2017

Dear Leaseholder

Notice of Leasehold Regulations

As you may be aware under Clauses 2 and 5 of the standard form of lease between the Council and its leaseholders, the Council is able to impose additional restrictions and regulations relating to the management of your property. As from 1st October 2017, for the safety of your household and your neighbours, the Council will be making an amendment to the existing regulation concerning fire resistant front doors which will now read as follows: -

“To prevent the spread of fire between your Flat and the common parts, the Lessee must ensure that their front door complies with the relevant building regulations at the time the door was fitted or altered. The door should also have a working self closing device.”

Fire control and safety within blocks rely on any fire being contained either within a flat or within a communal area, such as a landing or corridor. A fire resistant front door will help prevent a fire from spreading into or out of your property to allow time for the Fire Brigade to attend and deal with the incident.

The Council will be carrying out a series of inspections across its blocks to ensure all front doors meet this requirement. To meet this requirement your door should be in good repair, of solid timber construction, a minimum of 44mm in thickness and fit well into its frame with no significant gaps. It should have a working self closing device and any glazing should be a minimum of 30 minute fire resistant. An information sheet is enclosed, detailing what is required under current building regulations in the event you need to renew your front door.

If you have any queries relating to this matter, please contact the Department using the details at the top of this letter or your relevant Area Housing Team, contacts below:

Central Team – (020) 8871 5333

Eastern Team (020) 8871 7439

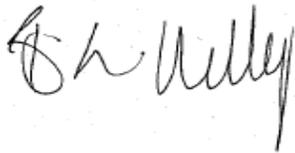
Southern Team – (020) 8871 7482

Western Team - (020) 8871 5530

If you do not know your area team (020) 8871 8327

The revised list of restrictions and regulations made by the Council, in addition to those contained in the lease, is attached to the bottom of this letter.

Yours sincerely



Brian Reilly

Director of Housing and Regeneration

Restrictions and Regulations

Under Clauses 2 and 5 of the standard form of lease between the Council and its leaseholders, the Council has made a number of restrictions and regulations which apply to people who have purchased flats. These are set out over the page and apply to all leaseholders whenever they purchased their flats. These are additional to the restrictions in each leaseholder's lease.

1. You must keep your garden and balcony areas (if any) tidy and free from rubbish. You must not hang washing or other objects over the balcony walls or rails or from windows or do anything on your balcony which is likely to cause a nuisance to other people whether by allowing water to escape, holding barbeques or keeping an animal inappropriately.
2. Leaseholders must:
 - a. Abide by the rules of any local parking regulation scheme;
 - b. Not park any vehicle which is untaxed, uninsured or which is not roadworthy except in their own private garage if they have one;
 - c. Not park any vehicle on any part of the block or estate other than a car, motor cycle or other similar sized vehicle. In particular, leaseholders must not park a caravan, boat, trailer or business vehicle without first obtaining the written consent of the Director of Housing. This will only be granted in exceptional circumstances;
 - d. Not park any vehicle other than in a proper parking bay, parking space, car park, estate road or garage. In particular, leaseholders must not park on any forecourt, block or estate entrance, grassed area, area marked with yellow lines and/or boxes or in any way or position likely to cause an obstruction; and
 - e. Not carry out any major repairs (including engine changes, body part replacements or paint spraying) to any vehicle on any part of the block or estate. Routine maintenance such as changing of tyres, plugs and oil must not be allowed to cause a hazard, nuisance or annoyance to others on the block or estate and, for example, oil and petrol

should not be allowed to foul roadways or paths or enter drains or gulleys. If a leaseholder is responsible for causing damage as a result of contravening this regulation the Council will be entitled to recover the costs of remedying that damage from them.

3. Leaseholders must ensure that they, their friends, relatives, visitors and people living in the flat, including children:
 - a. Do not keep any animal which is unsuitable to be kept in a residential property such as a wild, dangerous or poisonous creature, livestock or poultry;
 - b. Do not breed any animals or birds at the flat or any part of the block or estate so as to cause a nuisance;
 - c. Do not allow any animal to cause a nuisance to others on the block or estate or to the Council's employees, agents or contractors;
 - d. Do not allow any animals to foul a communal area of the block or estate including footpaths and play areas and dispose of animal faeces hygienically;
 - e. Do not feed pigeons, squirrels or other vermin;
 - f. Do not allow unhygienic conditions to arise as a result of the keeping or introduction of animals to their flat, block or estate; and
 - g. Where applicable, comply with dog byelaws in force and the rules of any related scheme.
4. Leaseholders must not keep a dog at the property without first obtaining our written permission which will not be unreasonably withheld, delayed or withdrawn. If permission is given, it will be on condition that the dog is microchipped and relevant owner details recorded and kept up-to-date.
5. The Lessee shall not bring into the flat or into the block Liquid Petroleum Gas and shall not use or keep or permit to be used or kept in the flat or in the block Liquid Petroleum Gas other than in disposable cylinders (including aerosols) which comply with the current British Standard for disposable cylinders and which have a maximum capacity of 1 litre and in any event limited to such number of cylinders as is reasonably required for domestic use.
6. To prevent the spread of fire between your Flat and the common parts, the Lessee must ensure that their front door complies with the relevant building regulations at the time the door was fitted or altered. The door should also have a working self closing device.