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Why does Peverel Retirement charge for improvements and permissions?

Most leases contain a requirement that the lessee obtains the landlord's consent before carrying out certain works which may alter / damage / affect:

- 'landlord' fixtures and fittings' e.g. changes to a fitted kitchen / bathroom
- connecting to service installations (e.g. gas, electricity)
- the fabric of the building e.g. keeping / using mobility scooters on the development / keeping pets

It is Peverel Retirement's job as the managing agent to ensure residents receive written confirmation that alterations have been agreed by the landlord before they sell the property.

Peverel also has a responsibility to the landlord to ensure that residents comply with their lease and that works are carried out properly.

As a result – a £35 excl VAT permissions charge is sought for our Permissions Department staff to go through up to eight steps including:

1. Making enquiries of the House Manager, Area Manager and Technical Officer
2. Obtaining designs and drawings from the lessee / applicant if necessary
3. Seeking other relevant legal / technical advice
4. Communicating with the landlord – creating bespoke communications to the specific request
5. Sending the permission to the lessee
6. Liaising with the House Manager and sending them relevant correspondence
7. Recording permission
8. Providing reasons for rejection – if necessary

The landlord giving a specific permission can have the following benefits for the landlord, the lessee and other occupiers of the building:

- The lessee does not breach the terms of their lease
- Ensuring the work is carried out by suitably qualified and insured contractors
- Restricting the hours of work
- Requiring the lessee to obtain planning or building regulation consent

- Ensuring the work will not diminish the landlord's asset or detract from the development
- Ensuring the work will not adversely affect the structure of the buildings
- Ensuring the work will not adversely affect the building insurance cover
- Minimising disruption to other occupiers
- Protecting other occupiers
- Ensuring that there will not be an adverse impact on the service charge (i.e. mobility scooters damaging hallways)
- Providing evidence on a sale of an apartment that the landlord did consent to alterations made to the apartment. This is a query usually raised by conveyancers as a buyer does not want to take over a breach of the lease