



63 marston

Friday, 29 April, 2011 17:30

From: "imen ojeikere" <ojeikery@yahoo.co.uk>

Cc: "hsg.homeownership@southwark.gov.uk"

<hsg.homeownership@southwark.gov.uk>

HOME OWNERSHIP

04 MAY 2011

376 WALWORTH RD

63 Marston
Deacon Way
London SE17 1UW

8th April 2011

Home Ownership Unit

376 Walworth Rd.

London SE17 2NG

Re: Application for 'Landlord's Permission' to fit gas boiler at above address.

Dear Sir/Madam,

Early last year, in breach of Article 5.5(i) of the Leasehold Agreement, and without prior notice you permanently disconnected the district heating supply to my property.

I have since requested that you provide me with alternative heating but you have failed to do so.

As a result of this I am notifying you of my intention to install a gas central-heating boiler in my home.

The work will of course be carried out by a Gas-certified engineer to current building control regulations, and the boiler will be regularly serviced.

Should I fail to hear from you within a reasonable time period then I will assume that you have no objections and will instruct an engineer to carry out the works.

Yours faithfully,

Mrs Ojeikere

04/05/2011 09:02



**Residential Conveyancing
Department**

Mrs Ojeikere
63 Marston
Deacon Way
London
SE17 1UW

Home Ownership Unit
376 Walworth Road
London SE17 2NG
Direct Line: 0207 525 7133
Direct Fax: 0207 525 0739
Our Ref: DP/63 Marston
Your Ref:
Date: Friday, 03 June 2011

Dear Mrs Ojeikere,

Re: Individual heating system – 63 Marston

I write further to your request to install an individual heating system at the above property.

Clause 2 (7) of your Lease contains the following restriction:

“Not to disconnect the flat from the district heating system if such system serves the flat without the previous consent in writing of the Council”

As the property has been disconnected from the district heating system the Council's approval is not required in this respect.

However, Clause 2 (8) of your lease states the following:

“Not to make any structural alterations or structural additions to the flat or remove any of the Landlord's fixtures and fittings without the previous consent in writing of the Council”

As installing an individual heating system will involve making structural alterations to the property please make a formal request for the Council's consent.

In order to process the request there is an administration fee of £203 which is payable in advance. However, I wish to advise you that whether permission is granted or declined, the fee is non-refundable. If you wish to submit a request

please send a cheque for
to:

Home Ownership Unit
376 Walworth Road
London
SE17 2NG

On receipt of the administration fee, your request will be sent to the relevant housing management team for consideration. Please provide me with plans and drawings of your proposed works so these may be considered when assessing your request.

As consent is required for structural alterations this will be granted by way of a formal Licence for Alteration. Therefore you will also be responsible for the Council's solicitor's fees of £215.00 + VAT plus disbursements. Please note that if you abort the transaction once this matter has been instructed to our solicitors' these fees will still be payable.

In addition, you may need to apply for building control and or planning approval for your proposed works. To submit Planning Applications or to obtain Building Control consent you should contact:

Southwark Council
Regeneration and Neighbourhood
Development and Management
PO Box 64529
London SE1 5LX

However, telephone or e-mail contact may be made to the following:

Planning Development Team – Tel: 020 7525 5403, Fax 020 7525 5432
planning.enquiries@southwark.gov.uk

Building Control Team – Tel: 020 7525 2000
building.control@southwark.gov.uk

Please be aware that your request will not be considered if your service charge or major works accounts have not been maintained in accordance with your lease. In addition, it is a requirement that prior to any consent being granted all monies owed to the Council are paid in full.

Yours sincerely,

Daniel Panormo
Residential Conveyancing Manager
Daniel.panormo@southwark.gov.uk