

Landlord News

Are you renting out or thinking about renting out your leasehold property?

Landlord News has some important information to help you manage your tenancy smoothly.

Have you registered your sublet?

If you are renting out your council leasehold property, you must register your sublet with us within 14 days of the tenancy start date. It is important for us to have your and your tenants' contact details. Otherwise any important correspondence will go to the wrong address. This could result in legal action being taken against you as the leaseholder without your knowledge. We may also have to contact you or your tenant in case of emergencies such as a burst pipe, for example. If we cannot make a simple phone call to deal with the situation we may have to use forced entry, the cost of which we would have to charge to your account.

Registering your sublet is easy. Simply complete attached sublet registration form or call us on 020 8489 3357 or 020 8489 3231. Please send a valid copy of the Gas Safety Certificate for the leasehold property when you return your sublet registration form.

Did you know?

Haringey Council is the freeholder of over 4,500 residential leasehold properties. More than 1,400 of leaseholders are currently renting out their property either privately or through a managing agent. Some leasehold properties are rented back to Haringey Council.

Rules are rules!

The vast majority of tenants renting council leasehold properties from our leaseholders cause us no problems and live happily alongside other council tenants and leaseholders. But we do occasionally experience problems which are very often due to a lack of awareness of tenancy rules. It is your responsibility as the landlord to make sure that your tenants follow the rules. If they break the conditions of the lease, we will have to take action against you, not the tenant.

Landlord News

Homes for Haringey Ltd. 03/11



Homes for Haringey

Landlord responsibilities

You must have a tenancy contract with your tenant requiring them to follow the main conditions of your lease.

You also should provide your tenants with basic information about living in the block or the estate, for example how and where to dispose of rubbish, not to put up any objects on the exterior of the property such as satellite dishes, and what the rules on keeping pets are. If you need confirmation on any of these issues, please contact the Home Ownership team and we can send you an information pack.

As the landlord you need to ensure that your tenants' actions do not cause a nuisance to other residents. Noise nuisance is a cause for concern for all residents as noise travels easily in a block of flats. Laminate flooring is popular but can cause noise problems.

If you want to install laminate flooring, please discuss your plans with us.

It is also really important that you do not overcrowd your property. A flat is only designed for a certain number of people to live in it. Do not rent your property to more people than there is actually space for. We do get a fair amount of complaints about too many people living in a leasehold property that's let. Overcrowding can cause noise nuisance and littering, and affect immediate neighbours considerably.

We want your tenants to feel welcome on our estates and to be aware of the opportunities available to them as residents but also of the rules that apply to them. If you register your sublet with us, we can send you our comprehensive information pack and also carry out a visit to your property.

Contact us

Homes for Haringey, Home Ownership team
13-27 Station Road, Wood Green,
London, N22 6UW

Team 1: leasehold properties in Hornsey,
North Tottenham and Broadwater Farm.
Call 020 8489 3048/5994 or email:
home.ownershipteam1@homesforharingey.org

Team 2: leasehold properties in Wood Green
and South Tottenham.
Call 020 8489 5976/5996/3042 or email:
home.ownershipteam2@homesforharingey.org

Home Sales: for resale, re-mortgage and
subletting enquiries, call 020 8489 3357/3231
or email: right2buy@homesforharingey.org

Landlord News

Homes for Haringey Ltd. No 539.26 03/11 www.homesforharingey.org

