



APPENDIX 1 (to the Notification of the Landlord's Proposals)

Proposed Digital TV Contract - A summary of leaseholder observations and the Council's responses to them in relation to the Notice of Intention dated 30 June 2008.

This is a statement of the observations received from leaseholders regarding the Notice of Intention (dated 30 June 2008) to enter into a long term agreement relating to the proposed switchover from Analogue to Digital TV and the upgrading of communal TV Aerials to enable access to Digital TV. This appendix also contains the responses made to the leaseholders by Homes for Haringey (HfH) acting on behalf of the Council.

1. **Leaseholder observation: leaseholders should have the choice as to whether they use of the communal TV service provided by the Council in your building.** Landlord's response: although a leaseholder may choose not to use this service or to have it installed in their flat they will still have to pay towards the cost of installation and the annual maintenance.

The reason for this is that all leaseholders must pay a proportion of the landlord's costs of the provision of all works and services to the building (please refer to clause 4, 2 of your lease). Furthermore the Council is required as part of its normal duties as the landlord to provide individual access regarding national TV services to all its residents.

2. **Leaseholder observation: there is no good reason for the Council to undertake this work.** Landlord's response: the Council is required as part of its normal duties as the landlord to provide individual access regarding national TV services to all its residents. The existing systems are generally in excess of 25 years old and in need of replacement - most are only able to receive the analogue signal. The Government intends that transmission of all UK TV and radio will be switched from analogue

to digital signals between 2007 and 2012 – London will switch to digital in 2012. To ensure that residents will be able to receive the full range of TV and other services after the analogue switch-off, communal aerial systems will need to be replaced with digital systems. If this is not done, TV and radio reception will either be poor or completely unobtainable for all the residents of Haringey's blocks and other buildings whose reception depends on communal aerial systems.

3. **Leaseholder observation: it would be cheaper if residents were allowed to install their own satellite dishes.** Landlord's response: the Council's policy is not to permit the installation of satellite dishes on its blocks of flats - under the terms of the lease, the leaseholder is required to apply for permission from Homes for Haringey before undertaking any work that affects the exterior or the communal parts of the building and this includes the installation of satellite dishes. The landlord has the right to remove anything of this nature, if prior approval has not been granted. Similar conditions apply to tenants.

The provision of an integrated reception system will include Freeview, Sky, Sky Plus, Hotbird and Turksat and will mean that residents will have no reason to make private individual arrangements regarding these matters. The Council's policy as landlord is to minimise the number of individual cables and aerials/dishes attached to the outside of its buildings, which are often unsightly and occasionally may constitute a hazard to other residents (if they are vandalised or become dislodged).

4. **Leaseholder observation: I do not propose to allow the contractors to install the new socket in my flat.** Landlord's response: although a leaseholder may choose not to use this service or to have it installed in their flat they will still have to pay towards the cost of installation (when it is carried out) and towards the cost of the annual maintenance.