

## **THE HELENA COURT 999-YEAR LEASE ISSUED IN 2015 FOR ALL FLATS**

The present lease of 999 years replaces a first 99-year one which was becoming too short and causing problems to leaseholders wishing to sell or mortgage their flats.

The aim with the replacement lease was also to conform to modern legislation and be well adapted to current and foreseeable circumstances at Helena Court. It was approved by the Helena Court Residents Association Ltd (HCRA) as landlord of the property on 20 April 2015.

Where necessary, a copy of the lease can be made available upon application to the Managing Agent. The following provides some highlights of its content.

### **Subletting**

The lease views subletting as a business, whereas Helena Court is a place to live. HCRA as landlord must therefore be notified in writing if subletting is intended. The leaseholder always remains liable for any misdoings of its subtenants at its cost. These and other obligations are enforced.

### **Works needed to correct defects and bring the building up to modern standards**

Where such structural works are needed, there are provisions to allow them to go ahead. In case of any dispute, a procedure exists for consultation and decision by a surveyor.

### **Maintenance charges**

A maintenance scale that applied under the 99-year lease continues under the present one. Direct debit is allowed although the nominal charge period is half a year. The service charge includes payment to a reserve fund to cover both major works and improvements to the property.

### **Ground rent**

The lease provides for this but the landlord's longstanding policy is that ground rent is provided for in order to meet legal requirements.

### **Estate regulations**

These lay down in clear terms a code of good-neighbourliness that says what can and cannot be done on the property, covering such aspects as noise to securing a flat when absent to disposing of waste to pets to a prohibition against commerce. A leaseholder having subtenants or guests on the property is responsible for ensuring that they also adhere to the regulations.