



# Leasehold Scrutiny Panel

Issue 1

January 2017

Buildings insurance for City of York Council is provided (through the lease and Service Charge) by the council covering the following four perils only:

- ✓ Fire
- ✓ Lightening
- ✓ Explosion
- ✓ Aircraft

## The beginning

The Leasehold Forum meeting in May 2016 decided that a Scrutiny Panel to look specifically at Leasehold matters would be a useful way for us to get information and work with City of York Council to improve the service it delivers to us better.

So we met for the first time in July 2016 and made a start .....

## Gardening Maintenance

Some Leaseholders seem to be paying a high amount for their garden maintenance so we have asked for the charges to be reviewed. Look out for updates in future editions of this newsletter.

## Who owns what?

### Windows

Windows and external doors (not doors leading into flats) are City of York responsibility. Leaseholders are charged a proportion of the costs of any repairs or improvements needed.

Glazing is the responsibility of the leaseholder

### Roofs

The City of York Council own the roof, as it is part of the bricks and mortar. Repairs are charged to leaseholders in the same way as all repairs

The loft space is owned by City of York Council.

## Major work to your property?

### By the council ....

When major work is done the guarantee is written within the contract, so leaseholders don't usually see it.

We asked if we can see it when we pay our bill, so ....

In future if you make a request to see the guarantee you will be able to

### By yourself .....

Write to the Director of Community Services of the Council for permission to make any structural alterations or additions to your property this includes alterations to and replacement of external windows and doors.

Generally planning permission is needed if the floorplan or facade is being changed, advice should always be sought for individual projects from the Planning Department of City of York Council

### We are currently working to:

- get clearer, consistent gardening costs
- put together a list of insurers who will provide insurance for Leaseholders
- produce a welcome pack for new Leaseholders

## Want to know more?

We meet once a month at West Offices, progress is slow but we are helped along with tea, biscuits and a rather large helping of humour!!

We would love others to join us - many hands make light work - so if you have an hour or so one evening a month and would really like to make a difference for all City of York Council Leaseholders give Julie a ring to find out when our next meeting is.

Ring Julie Hood , Housing Equalities and Engagement Facilitator on 01904 552097 or email [julie.hood@york.gov.uk](mailto:julie.hood@york.gov.uk)

Read the new Leasehold Manual on the Leasehold Forum web page at [www.york.gov.uk/leaseholderforum](http://www.york.gov.uk/leaseholderforum)