



SOLICITORS QUESTIONS



Solicitor & Conveyancer Standard Information Pack



Landlord & Contact Details



Service charges



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Lease



External painting



Major works (Commonhold & Leasehold Reform Act 2002)



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Solicitors Questions

Please find detailed below information regarding the South Lakeland District Council lease.



Solicitors and Conveyancer Standard Information Pack

The information in this leaflet does not relate to any individual property and applies to all of our leases. Should you require further information relating to a particular lease, such as any breaches of the lease, annual service charges amount, service charges remaining, repairs and painting due to be carried out, please put your questions in writing to the Conveyancing Manager at South Lakeland District Council.



Landlord & Contact Details

The landlord:

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DQ

Telephone: 0845 050 4434

The housing stock is managed by:

South Lakes Housing
Little Aynam Housing
Little Aynam
Kendal
Cumbria
LA9 7AH

Telephone: 0845 057 0080

Fax: 01539 717716



Service charges

- The financial year runs from **1st April** to the **31st March**
- Ground rent is £10. (Please contact us for the total amount of service charges for the year)
- We do not anticipate more than a 3% increase to service charges



Transfer of Lease

- The Notice of Transfer is £5 inclusive of VAT. There is no charge for registering the Notice of Mortgage
- Please make all cheques payable to South Lakeland District Council and send them to the address above along with the property details
- Please note that South Lakeland District Council lease states that once the property has been transferred the Notice of Transfer and Notice of Mortgage must be sent to us within one calendar month



Insurance

- South Lakeland District Council arranges the building insurance for you leasehold flat
- Each property has its own sum insured
- This is an annual charge which is invoiced by South Lakeland District Council in March of each year. South Lakeland District Council also make a note of the mortgagee's interest
- South Lakeland District Council automatically provide cover when the lease is transferred
- All queries regarding insurance should be directed to the Insurance Officer at South Lakeland District Council



Lease

South Lakeland District Council's lease is for 125 years for all leases granted after 1st January 2008. All leases granted prior to that date are for 99 years.



External painting

External painting is carried out every 5 years under the terms of the lease.



Major works (Common hold & Leasehold Reform Act 2002)

If any major works are planned and the work exceeds £250 a full consultation will take place with all leaseholders in the block.



Renting property

Should the leaseholder wish to rent the property, they must inform South Lakeland District Council (the address can be found at the beginning of this leaflet) in writing. They also need to provide a correspondence address and contact telephone number.



Sinking fund

There is not sinking fund.