

Information Sheet 5: Major works and Improvements

From time to time Herefordshire Housing will need to carry out major works to the block in which your property is situated. In accordance with your Lease you will have to contribute towards the costs of these works.

If we do have to carry out major works to your block we will consult you in accordance with the statutory consultation procedure, also known as the Section 20 Consultation. If the work is needed urgently, for example, a badly leaking roof, we may ask permission from the Leasehold Valuation Tribunal to not follow the Section 20 consultation procedure so that the repairs can be done immediately.

How we will consult with you if major works are to take place?

Works are classed as being major if they are to cost each leaseholder over £250.00. If Herefordshire Housing doesn't consult with leaseholders they will not be able to collect more than £250.00 from each leaseholder

1. Herefordshire Housing will give you a notice of intention of works to be carried out
2. You then have 30 days to make observations and nominate contractors
3. Herefordshire Housing must then obtain at least 2 estimates including 1 nominated (if there is 1) and 1 unconnected with HHL
4. You will then receive copies of the estimates with a summary and you will have 30 days to make observations to HHL
5. Herefordshire Housing will then consider the observations that you and other Leaseholders have made and a contractor will be appointed
6. Herefordshire Housing must notify you within 21 days of appointing a contractor and give reasons for why that contractor was chosen

Similarly, if Herefordshire Housing want to enter into a Long-term agreement, for example a cleaning contract, for a period of more than 12 months at a cost of more than £100.00 per leaseholder per year we will consult with you.

If Herefordshire Housing plan to carry out major works then we will notify you and provide you with information on how you can pay for these works.