

Owner Representation 1

I write in reference to the above and wish to advise that we are not happy to sell our property and would like to continue forward with a different course of action.

We feel our flat is in an acceptable condition due to us refurbishing only a few years ago. If works need to be carried out internally to maintain a standard for housing act 1985 we are happy to do so. We also carried out maintenance on our garage, compromising of a new roof and door.

We are a ground floor flat and our tenants require no use of the communal hallways but do understand this is shared responsibility. We have tried to contact Leen Valley Properties Limited to gain some clarity on the works needed for communal areas and have failed to gain contact. If this company is no longer in charge of the freehold then we would ensure our share towards the works will be paid to get the building up to regulation.

If we are in a position where we are left no choice but to sell our property, would we be in a position to swap the building for another 2 bedroom flat in the Mapperley area?

Our position on the situation as a whole is we are extremely un-happy to be put in this position and hope that the problem can be rectified without us having to lose/sell the property. There has been an outstanding tenant to us and has been in the property for over 2 years and is in a distress that he may lose his home.

I would also like to bring to your attention that our tenant advises us the waste dumped at the rear of the property has been fly tipped.

I look forward to your response on this matter.

Officer comments:

See comments to Appendix 1c regarding proposals to maintain and repair the flat complex.

Leen Valley Properties Ltd are the freeholder but have no responsibility for maintaining the site or building, this lies with the leaseholders and is written into their leases.

If compulsory purchase is necessary i.e. informal negotiations to purchase fail, then statutory compensations are available to the owners of the properties. The Council cannot offer owners of properties a swap in this type of action.

We do understand that owners may not be happy but all the owners were consulted and invited to meetings when the NRA process started and were aware of what the options might be. It would have been reasonable for the landlords to advise new tenants who missed the initial consultation that the future of their new home was under consideration by the City Council.