



# Section 3:

## Rights and responsibilities

Your rights  
Your responsibilities  
Our rights  
Our responsibilities  
Rights given by law

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### 3. Rights and responsibilities

The lease sets out your rights and responsibilities, as well as ours. Each lease might be different but in general terms they are as follows:

#### Your rights

- to live in your home without any disturbance from us, so long as you carry out your responsibilities as set out in your lease

#### Your responsibilities

- to pay yearly ground rent in advance
- to pay your proportion of the service charges
- to give us access to inspect or repair the building
- to keep your home in good condition
- to paint the inside of your home on a regular basis as stated in your lease
- to not make structural changes to your home without our written consent.

#### Our rights

We have the right to access your home to carry out inspections or repairs. We must do this at a reasonable time and give reasonable notice (48 hours notice in writing). In an emergency we may need immediate access, and if we can't contact you we may have to force entry or get a court order allowing us access (or both).



#### Our responsibilities

- to repair the structure of your building
- to maintain communal areas
- to insure the building
- to repair and maintain all equipment providing services to the building.

#### Rights given by law

In addition to the rights mentioned, you also have rights that are given to you by law. These rights are given by various leasehold laws such as the Landlord and Tenant Act 1985, Landlord and Tenant Act 1987, Commonhold and Leasehold Reform Act 2002 and Leasehold Reform, Housing and Urban Development Act 1993.

The rights include:

- right to challenge your service charge at residential property tribunal
- right to see a summary of the service charge costs
- right to inspect the service charge accounts and receipts
- right to see the summary of your buildings insurance policy
- right to be consulted about certain matters
- right to manage your building or estate.