

Information for leaseholders and shared owners

10: Breaches of lease

Breaches of lease include, but are not limited to:

- Unapproved works to your property
- Improper use- for example using the property for business purposes
- Failure to maintain your property, for example allowing the property going into disrepair
- Causing damage to the premises
- Replacing fixtures and fittings which do not meet health and safety requirements
- Harassment or causing neighbour nuisance
- Refusal of access to staff members

We will work with you to remedy any breaches however if this fails then we can serve you with a Notice of breach under Section 146 of the Law of Property Act 1925. If you have a mortgage in place, under the terms of your lease, we will advise your lender of any breach notices served, this could result in forfeiture (re-possession) of your property which could be either by Thirteen or your lender.

