Residents of Tarling West Estate are getting organised. We want clarity about how our Estate is managed, better information about what work is taking place, better services for the price we pay, lower service charges, eradication of charges for repairs that don’t take place, are flawed or overly expensive. We want lower bills, better maintenance and a better deal for all residents.

Please read the information in this leaflet thoroughly and fill in the form with your details and send it back to us.
Why Are Residents of Tarling West Estate Forming a Leasehold Association?

- After the disaster of Grenfell Tower the dangers to residents of poor estate management are clear.
- The buildings and grounds of Tarling West Estate are badly maintained.
- Leaseholders are charged substantial service charges which rise each year for maintenance of the estate.
- THH works without sufficient transparency, without listening to residents, without reporting back to us adequately.
- Leaseholders and tenants have a hard time communicating with Tower Hamlets Homes. We have difficulty making our voices heard and our needs met.
- Because the estate has not been well maintained repairs will take place through a Major Works programme beginning in 2020 or 2021.
- As well as the huge and rising annual service charge, leaseholders will be expected to contribute to the costs of these major works. Individual THH leaseholders within Tower Hamlets have received bills or estimates of £20-30,000 in past years.
- THH Leaseholders are charged exorbitant charges for works which have not taken place, or have been carried out poorly and have to be repeated at our expense.
- Tarling West TRA has been active in questioning the rise in annual service charges and gained a £150 decrease per household of annual service charge for 2016-2017.
- Establishing a Leasehold Association for Tarling West will give leaseholders increased powers to challenge both the annual service charge and the upcoming major works programmes and to make THH and its contractors accountable.
- Across the borough leaseholders are forming Leasehold Associations this will strengthen leaseholders’ and all residents’ situation by creating a united voice to monitor, question and challenge THH about the management of our estates.
What is a Leasehold Association?

Forming a residents’ association is an effective way for leaseholders to express their collective views to their landlord or managing agent.

Rules

• The rules of the association should be fair and democratic
• Membership shouldn’t be less than 60% of those eligible to join
• Members must be paying a variable service charge to their landlord
• Tenants paying fixed rents/service charges will not qualify for membership (but they could be involved in the process informally)
• Only one vote per home will be permitted in decision making processes
• A residents’ association needs to be formally recognised by their landlord (THH)

Legal Rights of a Leasehold Association

• If recognition is granted, residents’ associations can exercise a number of legal rights under the Landlord & Tenants Acts. The secretary of an association can:
  • Ask for a summary of service charge costs
  • Inspect accounts and receipts in relation to service charges
  • Ask for a management audit of the housing management body
  • Ask to be consulted about the appointment or reappointment of a managing agent
  • Ask for a summary of insurance cover for the block
  • Appoint a surveyor to advise on any matter relating to service charges.

• The surveyor will have the right to see and copy relevant documents held by the landlord. They will also be able to inspect the communal areas and appoint assistants. Landlords or managing agents should also serve copies of any notices required under Section 20 consultations upon the secretary of a recognised association. Residents’ associations also have the right to nominate contractors and inspect any estimates and specifications.
Tarling West Leaseholder Association Form

Expression of interest for the formation & joining a Leaseholder Association
* Required

Email address * ..........................................

Please ensure you have read and understand the information in this leaflet before filling in the form.

I would like to register my interest in the formation of a Leaseholder's Association*
Mark only one:
  • Yes [   ]
  • No [   ]

Full Name(s) of lease holders (as written on your lease)*
…………………………………………………………….

Contact Telephone * ..........................................

Flat Number * .............................................

Building * Mark only one:
  • Newton House   [   ]
  • Richard Neale House [   ]
  • Maddocks House   [   ]

Are you the leaseholder for the above-mentioned property, or do you have the authority to join the resident's association on behalf of the household? *
Mark only one:
  • Yes [   ]
  • No [   ]

Are you resident in the above-mentioned property, or are you living elsewhere? *
Mark only one:
  • Resident  [   ]
  • Living Elsewhere [   ]

If you are a not resident in your leasehold property on Tarling West Estate, please provide your home contact address.
………………………………………………………….
………………………………………………………….
…………………………………………………………

Preferred Method of Contact (leaseholder matters only) * Check all that apply.
  • Email [   ]
  • Mobile (SMS) [   ]
  • Leaflet / Post [   ]
  • WhatsApp [   ]

PLEASE FOLD AND SEND THIS FORM BY POST OR HAND (OVERLEAF) TO: