

## Gloucestershire Housing Association

### Client

Gloucestershire  
Housing Association

### Services Provided

Building Consultancy

### Timescale

June 05 – June 08

### Alder King Contact



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### The Project

Alder King was appointed in June 2005 to provide professional services over a three year period on approximately 100 housing association lease properties per annum, more specifically on lease expiry, lease renewal and taking a new lease.

**Lease expiry:** should the Association wish to vacate a premises following the end of a lease term, Alder King are required to undertake an inspection of the property, appraise the lease information and the repairing obligations of the tenant and compare the condition with the schedule of condition appended to the lease. The Professional Services team then prepare a tenant's wants of repair schedule and make recommendations as to cost for those repairs.

**Lease renewal:** in the event of the Association wishing to 're-life' a premises, Alder King prepare a list of tenant's wants of repairs as identified above and also a schedule of landlord's wants of repairs.

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The Association then agrees with the Landlord that either their appointed contractor or the landlord undertake the repairs. Upon completion of all works a further inspection is made by Alder King with a Schedule of Condition prepared in order to sign off the repairs.

**New Lease:** if the Association wishes to take the lease on a new premise, Alder King undertake an inspection of that property and prepares a Schedule of Condition which is then appended to the Lease.