

Dear Resident,

Breach of Covenant – New Policy and Introduction of Administration Charges for Freeholders and Leaseholders

I am writing to you and all residents of Lawley Village to inform you of a new policy being implemented that is hoped will improve the character of the Village by reducing the number of breaches of covenant by residents.

Feedback from residents have suggested that we should be doing more to enforce breaches. We have worked with the Lawley Village Management Committee and have agreed to introduce the new policy to provide a greater deterrent from breaching the covenants and be a further encouragement to rectify breaches quickly.

This policy will seek to recover some of the administration costs that are incurred when dealing with a breach that would normally be recovered through the Community Charge. All residents across the Village, regardless of tenure type, sign up to the same regulations and are expected to abide by them. The Trust enforces the regulations equally across all tenure types. However, this policy is only applicable to Freeholders and Leaseholders as Social Housing Tenanted properties (where the landlord is BVT, Wrekin Housing Trust or Sanctuary) already have an effective deterrent (the realistic threat of losing their tenancy) and any breaches are dealt with through a slightly different legal process.

If you are a BVT tenant and would like more information on how the Trust deals with breaches please contact your Housing Team on 01952 293777 or email shropshire@bvt.org.uk. For Sanctuary or Wrekin Housing Trust Tenants, please contact your local Housing Team. If you are a private tenant your landlord will have been informed of the change in policy. Please refer directly to them if you have any questions on how this may affect you.

It is hoped that the policy will be effective and no money will be collected, but costs that are recovered will be placed into the resident's Community fund that the residents can use for projects within the Village. The money will be ring-fenced, and administered in conjunction with residents for the benefit of the community.

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I have enclosed a flow chart of the new breach process and how and when the administration fees will be applied. The flowchart also sets out the procedure for dealing with breaches of covenants for tenanted properties.

I have also enclosed a copy of some frequently asked questions about the new policy.

Please feel free to contact a member of the team on 01952 898524 or stewardship@bvt.org.uk if you have any further questions.

Yours sincerely



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