

Help at hand for flat owners with noisy neighbours

HALF of all complaints made by flat owners are about noise, it has been revealed.

The findings have been made by www.leaseholdersupport.co.uk

To deal with noisy neighbours when living in a shared block they recommend the following:

- Check your lease and highlight any clause that either states the permitted hours that noise can be made or says the leaseholder has an obligation not to cause noise or nuisance to other occupiers.

- Many leases include a 'keep carpeted' clause. Leaseholders installing a wood floor covering would be breaking this rule.

- Find out who lives there. If the culprit of the noise doesn't actually own the flat they still might be breaking the terms of their tenancy and could be evicted.

- Get the freeholder or a director of the management company to write formally to the leaseholder in question.

- If speaking to your neighbour doesn't work then enlist help of a mediation service to help you negotiate a solution.

- Keep a diary of the noise, dates and times for evidence.

- Contact your local authority's environmental protection section as they have the power to deal with noise problems and can take action by sending a formal notice asking the noise to stop by a certain date or in extreme cases take your neighbours to court.

www.leaseholdersupport.co.uk offer the services of the Ringley Group's Legal Services

Team who can pursue an action for breach of covenant (such as persistent noise or nuisance) seeking to dispossess the offending leaseholder of the property.

How to deal with noisy neighbour is just one of the FREE fact sheets available from www.leaseholdersupport.co.uk to help property owners deal with common issues affecting a residential flat.

- Leaseholders support provides flat owners with tools and services to take the hassle out of managing a block. Membership to leaseholdersupport.co.uk costs from £525 per year (+vat).

From £525 per year (+VAT) they'll do the essential — and probably the most unpleasant — tasks like running a company, service charge accounts and dealing with people who won't pay their share or are breaking the rules.

In the meantime you have access to all the other paperwork and advice needed to run a small block and several interactive tools.

Most blocks will save around £350 by not needing to hire a separate accountant, £70 a year on bank charges, insurance to members is about 20% cheaper and litigation on bad debts is on a no win, no fee basis.

Sceptics can get five factsheets for FREE or for £60 can sign up to the same on-line resource centre and benefit from members rates to pay as you go add-ons while contemplating whether delegating running the block is for them.