

5 June 2018

Dear Leaseholders and Agents,

Re: Short-Term Letting at Latymer Court

Recently we have discovered that some of the occupants at Latymer Court have been advertising their flats for short-term letting on websites such as Air BnB, Homeaway and Booking.com.

This is of concern to residents in the building as the frequent change of guests may cause security and nuisance issues and put additional strain on communal services.

We are therefore writing to all leaseholders to inform them that we have been advised that short-term letting is a breach of numerous leaseholder covenants in the leases of the flats and is not permitted at Latymer Court. We will be taking legal action against all occupiers using their flats for short-term letting and we will also be seeking to recover the legal costs incurred from any leaseholder in breach.

Please note it is necessary in certain circumstances to obtain planning permission for short-term letting and if this has not been obtained the Local Authority may also take action against the leaseholder in breach.

We would urge all leaseholders that are using their flats for short-term letting to ensure that this is stopped immediately. If you have sublet your flat to a tenant who is undertaking short-term letting, you will be liable as the leaseholder and therefore should ensure that your tenant is also aware of this prohibition.

If you have any queries about the content of this letter, please contact the Freehold Office, Latymer Court Freehold Company Limited, at first instance.

A handwritten signature in black ink, appearing to be 'J. H.', is written over a large, hand-drawn circular scribble.

Yours faithfully,

Board of Directors
Latymer Court Freehold Co Ltd