



**GOULDEN
HOUSE**
CO - OPERATIVE

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Official

Date: Wednesday 19th November 2025

Dear Resident

Re: Subletting your leasehold property

The following briefing was issued on 11th December 2024, via the Manager's Report to the General Meeting and further references have been made since then, pertaining to the Sub-Letting of your property. Please use following link to the Goulden House Website, where you can view a copy of the report:

www.gouldenhouse.org/wp-content/uploads/2024/11/Estate-Managers-Report-to-General-Meeting-11th-December-2024.pdf

As a result of a serious incident at the Estate Office on Wednesday 12th November (CAD 4995/12Nov25), for the Health & Safety of staff and residents, the Estate Office was locked down. The person who caused the Estate Office to go into lockdown, was an individual who rented a room via Airbnb for a 4-day period.

Subletting your leasehold property - In general, Wandsworth Council would have no objection to you (the leaseholder) subletting the property.

Ensure that the terms and conditions of the lease are upheld by whoever is occupying the property, since you, as the leaseholder, will be deemed responsible for the actions of any sub-tenant(s)

Give formal notice of the sub-letting to the Borough Solicitor at the Town Hall, Wandsworth High Street, London, SW18 2PU

Provide the Council with your contact details, address, telephone numbers, etc, and ensure that you inform the Council of any changes. It is vital that we hold up to date contact information for 'away' Leaseholders.

The property must not be let on a short-term basis nor be used as any form of guest house, for example Airbnb.

Ensure compliance with all statutory requirements and obligations for those renting the property, including The Gas Safety (Installations and Use) Regulations 1994, The Low Voltage Electrical Equipment (Safety) Regulations 1989 and the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended).

The Flat Door must also be fully compliant to the current Health, Safety, Fire & Smoke Regulations, prior to sub-letting your flat.

The Council does not consider necessary to enter into a Deed of Variation in respect of the lease clause prohibiting subletting of the property. The Council is prepared to allow subletting, as long as the afore mentioned requirements are met. Also, the Schedule 6, Regulation 17(1) of the Housing Act 1985, states that:

“A provision of the lease, or of an agreement collateral to it, is void in so far as it purports to prohibit or restrict the assignment of the lease or the subletting, wholly or in part, of the dwelling house.”

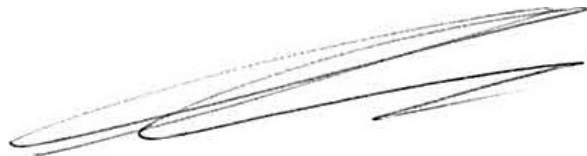
Further information on the subletting of your leasehold property can be found via the following link to Wandsworth Borough Council’s Website:

www.wandsworth.gov.uk/housing/council-tenants-and-leaseholders/council-leaseholders/subletting-your-leasehold-property/

A copy of this letter will be issued to all residents via the Goulden House Distribution List, and a copy will be placed on the Goulden House Website.

For and on behalf of Goulden House Co-operative Ltd

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Annie Gleeson', written over a light blue horizontal line.

Annie Gleeson MSc
Estate Manager