

Land off Westmoreland Road/ Broad Lane, Moulton

Management Company Statement

Introduction

This statement has been produced to accompany a full application for 39 dwellings on land off Westmoreland Road/ Broad Lane, Moulton. It demonstrates the company structure together with its roles and responsibilities in maintaining the completed development in perpetuity.

Management Company Areas

The following areas will be owned and maintained by the Management Company:

- Public Open Space
- LAP Play Area
- Refuse/ recycling bin lay down areas

Management Company Structure

The Management Company will be set up and incorporated by the solicitors acting on behalf of the developer. Each owner or owners of each residential unit will have one share per unit. It is not optional, he/she/they are legally obliged to take the share and if/when there is a sale, the seller(s) must pass on the share to the buyer(s).

There will be a brief agreement produced between the developer and the Management Company covering various issues that buyers and their solicitors like to see, those will include:

- a) Identifying exactly which areas of land will be transferred to the Management Company and when;
- b) Confirmation that the developer will pay its share of the Management Company's expenses in respect of each unit from the date a Completion Certificate is issued to the date that the first buyer of each unit takes a share;
- c) Confirmation in the form of warranties that the developer will seed/turf the land allotted to open areas, plant trees and so on, depending of course on what the approved plans show and what any conditions on the Planning Permission require.

Initially the developer will have one of their Directors as the first Director of the Management Company. Once construction on the site is complete the Management Company will be transferred to the residents. Ideally we like to see the residents choosing Directors from amongst themselves and becoming self-governing, which as shareholders, they can always do. In the event that Directors do not come forward the developer will nominate at random a minimum of three Directors. This approach will be clearly identified to buyers when they purchase the property and will only be used as a last resort.

Access to Management Company Areas for Maintenance Work

Generally access will be available to the Management Company areas from the main adopted estate roads. However, covenants will be placed within the TP1 transfers for each property to allow access to the Management Company to undertake any maintenance required to the Management Company Areas.

Financial Contributions

Buyers will be obliged to make an annual contribution to the Management Company. The level of contribution will be calculated on the basis of the required level of annual maintenance to the Management Company areas and the associated management costs for ensuring this work is carried out.

Maintenance of Management Company Areas

A detailed maintenance schedule will be provided by the developer for the Management Company Areas in accordance with details agreed with Planning Officers at the detailed design stage.