

the communal ground around the flats (schedule 1) is £300.00 plus V.A.T. per calendar month and the current charge for the estate grounds (schedule 3) is £700.00 plus V.A.T. per calendar month both upon a fortnightly visit basis. The estate is very large in size and a balance has to be struck between cost and the intensity of service. If the Lessees feel we have the balance wrong or wish us to go out to tender for the contract we would be happy to do so, including to firms put forward by Lessees and householders.

Retaining Wall

The retaining wall is situated along London Road as far as I understand. The maintenance of this wall is clearly stated within the formal documents as part of the Service Charge (schedule 3) to which individual owners have signed and, therefore, your argument does not stand. Liability does rest with the owners of property on the estate.

I note page 9 of the House Transfer Document and reference to jointly maintainable retaining walls, but, this strictly relates to certain adjoining properties and is not included within the overall Service Charge.

Electricity

Until the estate roads and, therefore, the estate furniture including street lights are adopted by the Local Authority responsibility for paying the electricity bill and repairs and maintenance rests upon the Service Charge Fund. We shall pass on your comment regarding some street lights being lit all day and some not working at night to Countryside Properties and we shall also investigate.

Repairs

We are anxious that expenditure is correctly allocated to the correct schedule and I, therefore, shall request that the repairs are itemized in each year's accounts and can be identified as either estate expenditure or blocks of flats expenditure. The first such breakdown shall be in the 2005 account for Service Charge. I note your comments about damaged items and I can assure you that we have repeatedly passed these matters on to Countryside Properties Limited. I am sure that you agree with us that it is not right that the Service Charge Fund should pay towards repairs that cannot be described as fair wear and tear. .

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