

Management Fees

Management Fees are clearly set down as part of the Service Charge in the formal documents. I shall comment about the level of our fees later on in this letter. As mentioned earlier the Local Authority shall only be adopting the actual roads and some pavements on the estate. There will still remain many estate communal areas that will require management through the Service Charge. It is right, therefore, and it is written in the formal documents that a management fee is chargeable to both flat owners and house holders.

Reserve

House holders are being asked to contribute £6.21 into a Reserve Fund for the estate each year and flat owners are being asked to contribute £66.21 into the Reserve Fund for the estate and their blocks of flats. A Reserve Fund is normally collected to pay towards periodic major works and once again within the formal documents a Reserve Fund is included within the Service Charge.

Schedule 4 – All Services

Schedule 4 has been removed as from the 31st December 2005.

I cannot comment upon your assertions about Countryside Properties Limited and I vigorously defend the actions of Countrywide Property Management in the face of some very difficult circumstances over the course of the last three or more years. We will continue to push for payment of arrears not least in fairness to those who have paid in full as well as having confidence in our position.

The open land (Pit 10) was maintained within the confines of the budget. Damage to the play area caused by vandalism was a frequent problem.

The location of street lighting is not a matter for Countrywide.

I note your comments about parking, but despite much consultation and discussion there is no binding consensus from residents of how to improve the situation.

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