

### **Statement from managing agent for planning consideration: Elizabeth Square**

We can confirm that a management company has been duly incorporated for the purpose of overseeing the management and maintenance obligations relating to the development. The management company has appointed a managing agent to act on its behalf.

The appointed managing agent is instructed to manage the development in full accordance with the lease or transfer covenants, approved landscaping and maintenance plans, and all relevant obligations arising from any applicable Section 106 Agreements.

The managing agent will ensure compliance with these requirements and will administer all necessary services, maintenance, and reporting duties as set out in the governing documents.

***Elizabeth Square (Durrington) Residents Management Company Limited*** has been incorporated. The role of company secretary is given to the managing agent so they can ensure that, as part of their management responsibilities, the company is run correctly. Once control is handed over, homeowners can make their own collective decisions on the future management of the development.

***Eaves Property Management Services*** have been appointed as managing agent and they have provided a service charge estimate for the development. They will use the service charge to provide maintenance service to the communal areas, pay bills, account for and collect the service charges when they are due. They serve as the link between the individual homeowners and the management company. The expenditure for the services provided is financed from the service charge account.

On legal completion our solicitors will collect an initial sum equal to 6 months service charge, which will be paid to the managing agent. This sum will be held on account and to the credit of the homeowner until such time as the management company (via the managing agent) commences management of the development.

### ***Scope of Managed Land***

The “Managed Land” will include (where applicable):

- Public open space
- Play areas (LEAPs, LAPs, NEAPs)
- Shared private roads or accessways
- Landscaping
- Boundary treatments or communal lighting
- Any other areas identified on the planning drawings as requiring private management

Each of the purchasers automatically become a member of the management company upon completion. Once all homes have been sold and any remaining development matters concluded, we will look to appoint homeowners as resident directors to run the management company going forward.

**The service charge estimate is based on providing some of the following services**

- Company compliance and accountancy
- Buildings and Public Liability Insurance
- Cleaning of internal communal areas
- Communal gardens and landscape management
- Estate road and parking space maintenance
- External window cleaning
- Safety systems and door entry maintenance
- Fire and health and safety compliance
- Electric supply for estate and communal lighting
- Water supply for bin stores
- External and communal drainage system maintenance
- Reserve funds
- Management fees