



Recognised Tenants Association
Company No - 06826092
Incorporated - 20th February 2009



22, Tern Walk, Gosport, Hants, PO13 0RY
e-mail - admin@peelcommonresidents.co.uk
Telephone - 07789364074

Residents Information Pack

Introduction

The purpose of this information pack is to provide members with a range of information that will enable members, to better understand the complexities of being a Tenant or Freeholder residing on a privately owned estate such as Peel Common. This information is disseminated under different headings which hopefully cover most eventualities.

Headings

A. Service Charges & Annual Budgets

What the Service Charge covers
Setting Annual Budgets
Gardening Contractor & His Contract
Repair & Maintenance of the estate infrastructure
Managing Agents Fee
What to do if you find difficulty in paying your annual charges

B. Consents for Alterations

What to do if you want to make alterations to your property
Procedure to add an Extension or Conservatory to your property
Can a new Landlord pursue for Breaches of the Lease that occurred before he acquired the estate?
What happens if, when I decide to sell the interest in my lease I discover that alterations made to the property before I purchased an interest in the lease were carried out without the Landlord's consent?
Consents for Solar Panels
Prior Consents - v - Retrospective Consents

Brief details of the Law regarding breaches of the Lease
Current Landlord's stance regarding Prior and Retrospective consents
Consents for replacement windows
Note 1 - Administration LVT Case
Note 2 - Disclaimer

1. Purchase of Freehold Titles

Purchase under Landlord Offers
Purchase under "Enfranchisement" Rules
Past history of Freehold purchases

2. Miscellaneous Topics

Parking issues caused by drop offs and pickups from the schools
Rogue Traders
Cold Calling
Damage to the fabric of the estate caused by children playing ball games
Household burglaries and thefts form gardens
Litter & dog excrement
Private and Service Industry contractors