

The Client has prepared the following statement below in respect of Condition no.12

Scheme implementation

The sustainable drainage scheme shall be implemented in accordance with the approved drawings prepared by Atkinson Peck Consulting Engineers. The scheme has been designed to manage storm water flows in accordance with Local Authority requirements.

Scheme Maintenance

The maintenance of the drainage falls into two separate categories.

1. General householder drainage maintenance i.e. clearing out any blocked gullies/drains should be carried out as necessary. These matters will remain the responsibility of each individual homeowner and will be included within the homebuyers pack provided to each occupant.
2. The managing agent, on behalf of the management company, will be required to maintain the various Silt Traps, Catch Pits and the Hydrobrake control in accordance with best practice and manufacturers recommendations.

The Polystorm 'crate' storage structure should not require regular maintenance as this is safeguarded by the various silt traps and catch pits.

Scheme Management

The areas held in common will be transferred into the ownership of a separate limited company and each homeowner will be required to become a member of the company.
The company will be wholly owned by the homeowners. The company has been formed and a managing agent appointed.

For reference the company details are: Cherry Blossom (MCR) Management Company LTD Company Number 12516229

Maintenance Funding Mechanism

A managing agent has been appointed to administer the maintenance of the areas held in common.

Each home owner is required, within the legal title to their property, to contribute their portion of the costs.

The estimated year one budget for the management company has been set at £3020 including an amount to contribute towards a sinking fund.