

LTR/GN0585/4/JDH

Mr Martin Fletcher
Martin Fletcher Architects
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Liverpool
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29 January 2014

Dear Martin

Re: Proposed development at The Nags Head, Lavister at Pulford

We write regarding the maintenance of the private road serving the 7 houses at the above development. A private road agreement will be prepared by Hilbre Estates solicitor to specify and detail the required agreement, the agreement would be expected to include the following items:

1. The management company for the private road is understood to be formed under the name of 'The Darland Court Management Company Ltd'.
2. Each property owner will take a one seventh share in the management company and each pay an equal amount into a management fund to cover all of the communal work required to maintain the access i.e. road sweeper, clean gullies etc.
3. The agreement would specify the period for which the contractor would be liable for the construction and would be required to make good any defects during that period, typically 12 – 18 months. After the initial period the private road agreement would take over the road maintenance.
4. The agreement would specify the roles and responsibilities of each house owner, typically keeping the area in front of their property clear and ensuring no vegetation grows or encroaches on to the road.
5. Clarification of the ownership and maintenance of the narrow verge opposite each house would also be addressed in the agreement.
6. The landscaping plan would clarify types of acceptable plants for the front gardens and specify the location of the services strips and any restrictions for placing vegetation/items over the strips.
7. The management company would then arrange for an annual sweeping of the road with a road sweeper and empty all gullies of debris and grit.
8. The management company should also include an allowance for future repairs of the road, outside the main contractor's defects liability period by means of an annual charge or level in addition to the maintenance fund.
9. Control parking restrictions with suitable signage/markings to ensure non-residents or patrons of the Nags head do not obstruct the road and driveways.

A comprehensive agreement will be prepared by the solicitors to include the above items and other aspects of a typical private road agreement company.

We trust this has clarified the matter but if there are any other specific queries, please let me know and will try and assist.

Continued.

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Yours sincerely

John Halliwell
For Haltec (Chester) Ltd

CC Mr I McLean, Hilbre Estates.