

I P FRAUD INVESTIGATIONS

https://www.theyworkforyou.com/whall/?id=2019-01-22a.119.0

Helen Goodman Shadow Minister (Foreign and Commonwealth Affairs)

2nd & 4th addresses in Westminster Hall after 5:41pm on 22 January 2019

- "... the large property developers—..., **Bellway**, ...—sell properties that are not free from hold but come with financial obligations and restrictive covenants administered by property management companies such as ... **Trinity Estates** ...
- ... The **relationship** between the big builders and their favourite management companies and **the processes for acquiring these communal spaces are shrouded in mystery**". [see <u>List of Processes</u>]



Kit Malthouse Minister of State (Housing, Communities and Local Government 6:20 pm, 22nd January 2019

"... As hon. Members have pointed out, many **freeholders** must pay charges towards the maintenance or upkeep of communal areas on an estate.

The obligation to pay these charges might be provided by a **deed** of covenant <u>or</u> through an **estate rent charge** that forms **part of the purchase contract**.

These charges can include contributions towards the upkeep of **open spaces** on an estate, or for the maintenance of roads and other infrastructure that is not adopted by the relevant authorities.

Hon. Members have quite rightly raised concerns about the lack of redress should a **freeholder** disagree with these charges, and **there have been disputes about who should be responsible for, and control, the maintenance of communal areas**".

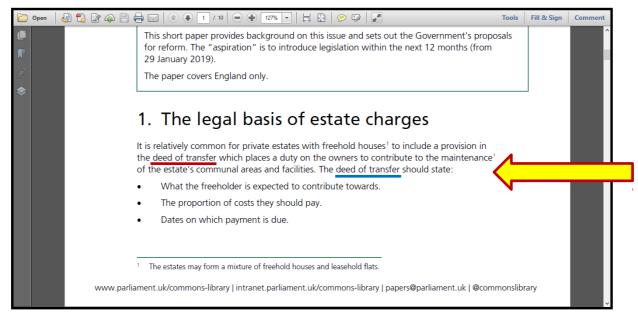
ALSO SEE

https://www.lease-advice.org/files/2017/10/Tackling-Unfair-Practices-LEASE-response.pdf

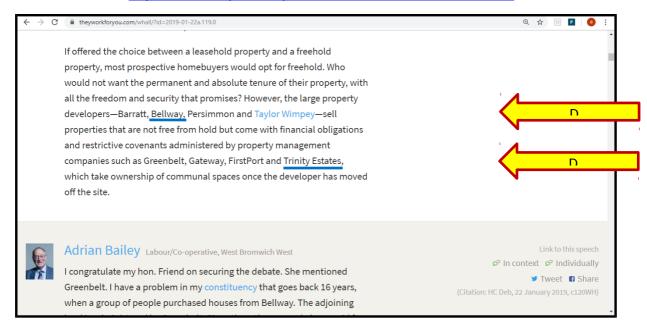
See p.2, paragraphs 1-2: "3. ... the reliance on an estate rentcharge approach to recovering service charge payments for estate costs seems outmoded now that we have Commonhold. On estates of freehold houses, as opposed to leasehold houses, the common areas should be transferred to a Residents Management Company, compulsorily, with all the freeholders as members."

NOTE THAT incorporating an RMC introduces issues of **Persons With Significant Control**.

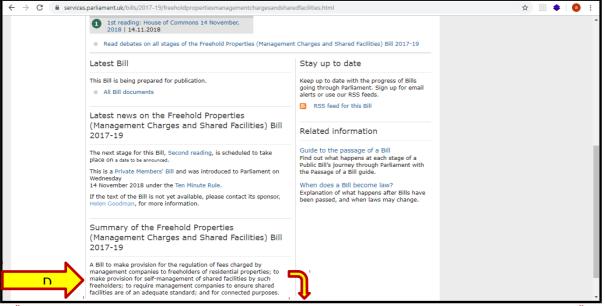
20 AUGUST 2019: http://researchbriefings.files.parliament.uk/documents/CBP-8497/CBP-8497.pdf



5 JUNE 2019: https://www.helengoodman.org.uk/latest-news/2019/06/07/estate-fees-new-bill/
22 JANUARY 2019: https://www.theyworkforyou.com/whall/?id=2019-01-22a.119.0



14 NOVEMBER 2018: https://www.helengoodman.org.uk/latest-news/2018/11/02/estatefees/



"TO MAKE PROVISION FOR SELF-MANAGEMENT OF SHARED FACILITIES BY SUCH FREEHOLDERS"