

LEASEHOLD PROPERTY ENQUIRIES

LPE1

Property	26 Brookhampton Close, Blackpole, Worcester, WR4 9XS.
Seller	

These enquiries are asked on behalf of buyers. The Seller should only respond to these enquiries if they are the Landlord, the Management Company, the Managing Agent or the Residents' or Tenants' Association or are representing any of them.

TERM	DEFINITION
Ground Rent	The rent payable to the landlord by the lessee as required by the lease.
HMO	A House in Multiple Occupation as defined by section 257 of the Housing Act 2004.
Landlord	The person or company which has granted a lease over the Property to the owner of the Property.
Lessees	The owners of properties in the Managed Area.
Managed Area	The properties including the building containing the Property, together with any land, managed by or on behalf of the Landlord under the terms of the lease. Managed Areas are sometimes also called common parts.
Management Company	A management company referred to in the lease, or a Right to Manage Company created under the Commonhold & Leasehold Reform Act 2002, to provide services and administer the terms of the lease either directly or through managing agents.
Managing Agent	A person or organisation which acts on behalf of the landlord, management company or Right to Manage Company [within their terms of reference, subject to any legal restrictions].
Property	The property known by the above address, including any land and outbuildings leased to the Seller.
Reserve Fund	A fund collected from the Lessees which allows the build-up of monies to pay for repairs and the replacement of major items (such as lifts) or to equalise cyclical expenditure (such as external decoration), avoiding excessive peaks in the Service Charge. Reference to Reserve Fund includes any sinking fund or replacement fund.
Residents'/Tenants' Association	A group of some or all of the Lessees with or without a formal constitution or corporate status, or a recognised residents association which is 'recognised' by law and with a formal constitution.
Right to Manage Company	A company owned by the Lessees that manages the Managed Areas on behalf of the Landlord or Management Company, within their terms of reference, subject to any limitations.
Service Charge	The amount payable by a lessee as a contribution to the costs of services, repairs, maintenance, insurance, improvements or costs of management etc. as set out in the lease. The amount payable may vary according to the costs incurred or to be incurred.
Section 20	Section 20 of the Landlord & Tenant Act 1985, which requires the Landlord or Managing Agents to consult with the Lessees about certain proposed works.

Please complete the information requested. It is important that the incoming lessee is fully aware of their obligations so the information given must be as accurate as possible. If there is insufficient space, continue on a separate sheet.

SECTION 1: CONTACT DETAILS

Complete the details for the relevant parties or cross through if not applicable. If there are more parties involved, provide details on a separate sheet.

1.1

Landlord

Name Address: *Fable Estates Limited. Lawrence House, Goodwyn Avenue, London, NW9 3PH*

Telephone: *0208 906 4411*

Email: *—*

1.2

Management Company

Name Address

Telephone Email

1.3

Managing Agent

Name Address

Telephone Email

Appointed by: Management Company Landlord Other

1.4

Residents'/Tenants' Association

Name Address

Telephone Email

1.5

Who accepts service of the Notice of Assignment & Charge?

Tick the box beside each party and state the total fee including VAT for notice of assignment and charge.

Landlord £ *300.00*

Management Company £ _____

Managing Agent £ _____

Other £ _____

If other, provide contact details for service:

Name: _____

Address: _____

Telephone: _____

Email: _____

Capacity (e.g. Landlord's lawyer): _____

1.6

Who collects the Ground Rent?

Landlord Management Company Managing Agent N/A

1.7

Who collects the Service Charges? — *Refer to Leaseholders.*

Landlord Management Company Managing Agent N/A

- 1.8 Who collects the building insurance premiums? - Refer to cover letter
 Landlord Management Company Managing Agent N/A
- 1.9 Who deals with the day to day maintenance of the building?
 Landlord Management Company Managing Agent the Lessees
- 1.10 Who deals with the day to day maintenance of the Managed Area?
 Landlord Management Company Managing Agent the Lessees N/A
- 1.11 Who organises and administers the buildings insurance?
 Landlord Management Company Managing Agent the Lessees N/A

SECTION 2: TRANSFER & REGISTRATION

- 2.1 Is a Deed of Covenant required? Yes No Not Known
- 2.1.1 If Yes, confirm the costs applicable to the Deed including VAT £ _____
- 2.2 Is a Licence to Assign required? Yes No Not Known
- 2.3 If Yes, specify requirements e.g. references, and any costs applicable to the Licence:
- 2.4 Are you aware of consent having been given to any alterations or additions to the Property? Yes No
- 2.4.1 If Yes, provide details and copies of any consent:
- 2.5 Is the incoming Lessee required to take a share in, or become a member of, the Management Company? Yes No N/A
- 2.5.1 If Yes, provide details of the procedure and fees:
- 2.6 What is the procedure and cost for obtaining a certificate in accordance with a restriction in the Proprietorship Register at the Land Registry, if applicable?

SECTION 3: GROUND RENT

- 3.1 What is the annual Ground Rent payable for the Property? £ 68.00
- 3.2 Is the Ground Rent paid up to date? Yes No
- 3.2.1 If No, supply details of the arrears:

3.3 What period is covered by the last demand?

From: 25, 12, 17 To: 24, 12, 18.

SECTION 4: SERVICE CHARGE

- Refer to Leaseholders.

4.1 How many properties contribute toward the maintenance of the Managed Area?

[Empty box for answer]

4.1.1 What is the current annual Service Charge for the Property?

£ _____

4.2 Is the Service Charge paid up to date for the Property?

Yes No

4.2.1 If No, supply details of the arrears:

[Empty box for details]

4.3 Is any excess payment anticipated for the Property at the end of the financial year?

Yes No

4.3.1 If Yes, provide details:

[Empty box for details]

4.4 What period is covered by the last demand?

From: ___/___/___ To: ___/___/___

4.5 In the last 12 months, has any inability to collect payments, from any party, affected (or is it likely to affect), the maintenance of the Managed Area?

Yes No

4.5.1 If Yes, provide details:

[Empty box for details]

4.6 Does a Reserve Fund apply to the Managed Area?

Yes No

4.6.1 If Yes, confirm the amount collected from Lessees of the Property, currently held in the Reserve Fund:

£ _____

4.6.2 Is the amount expected to be sufficient to cover the known Section 20 expenditure?

Yes No

4.6.3 If No, supply details:

[Empty box for details]

4.7 Confirm the date when the Managed Areas were last decorated, internally and externally.

Internally Date: ___/___/___ To: ___/___/___

Externally Date: ___/___/___ To: ___/___/___

4.8 Within the next 2 years, are any Section 20 works proposed to the Property?

completed but unpaid
 due
 anticipated
 N/A

4.8.1 If so, provide details of the works and the contribution anticipated from the Lessee:

[Empty box for details]

4.9 Is any increase in the Service Charge over 10% or £100, whichever is the greater, anticipated in the next 2 years?

Yes No

4.9.1 If Yes, provide details:

4.10 Are there any outstanding Service Charge consultation procedures?

Yes No

4.10.1 If Yes, provide details:

4.11 Are the Managed Areas known to be affected by Japanese knotweed?

Yes No

4.11.1 If Yes, provide details and a copy of any Japanese knotweed management plan in place.

4.12 Are there any:
-transfer fees, *Refer to lease.*
-deferred service charges or
-similar fees
expressed as a percentage of the Property's value payable on an event such as resale or subletting?

Yes No

4.12.1 If Yes, provide details:

SECTION 5: BUILDINGS INSURANCE

5.1 Are the buildings insurance premium contributions paid up to date for the Managed Areas including the Property?

Yes No

5.1.1 If No, provide details of the arrears:

Refer to cover letter.

5.2 What period is covered by the last demand?

From: 1/2/19 To: 31/1/20

5.3 Has the premium been paid in full?

Yes No

5.3.1 If No, provide details:

5.4 Have any claims been made against the policy during the last 3 years?

Yes No Not Known

5.4.1 If Yes, provide details:

Refer to cover letter.

5.5 Are any claims anticipated?

Yes No - *Refer to cover letter*

5.5.1 If Yes, provide details:

5.6 Are the Managed Areas covered by the policy?

Yes No

5.6.1 (i) Has a fire risk assessment been completed?

Yes No No common parts

(ii) Have any works recommended been carried out?

Yes No N/A

5.6.2 If No to either of the above, has the insurer been made aware of this and accepted the position?

Yes No

Refer to leaseholders

- 5.7 Please confirm the date of the last buildings' reinstatement cost assessment. 28, 8, 13 - Refer to cover letter.
- 5.8 Is the insurance premium included in the service charge budget? Yes No
- 5.8.1 If No, confirm the annual amount payable for the Property: £ 209.54 for current period.

SECTION 6: DISPUTES & ENFRANCHISEMENT

- 6.1 Are there any on-going forfeiture proceedings in relation to the Property? Yes No
- 6.2 Are there any documented unresolved disputes with the Lessees of any of the properties in the Managed Area? Yes No - Refer to cover letter.
- 6.2.1 If Yes, to the extent permitted by the Data Protection Act 1998, please supply details:
- 6.3 Have any steps been taken by anyone to enfranchise, exercise the right to manage, form a right to enfranchise or management company, extend the term of the lease of the Property or anything similar? Yes No Not Known
- 6.3.1 If Yes, provide details and copies of relevant documentation:
- 6.4 Are you aware of any breach of the terms of the lease of this Property? Yes No
- 6.4.1 If Yes, provide details:

SECTION 7: GENERAL

- 7.1 How many other properties are there in the Managed Area? Refer to leaseholders.
- 7.2 Are they all leased on leases with similar terms? Yes No Not Known
- 7.2.1 If No, provide details:
- 7.3 Is the building in which the Property is situated known to be an HMO? Yes No Not Known
- 7.3.1 If Yes, confirm that regulations applicable to section 257 Housing Act 2004 HMOs have been complied with:

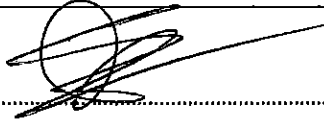
SECTION 8: REQUIRED DOCUMENTS

Please provide the following applicable documents:-

- 8.1 The last 3 years published Service Charge accounts: Enclosed To follow N/A
- 8.2 Buildings insurance policy and schedule: Enclosed To follow N/A
- 8.3 Buildings insurance policy and schedule for the Managed Areas: Enclosed To follow N/A

- | | | | | |
|------|--|---|------------------------------------|---|
| 8.4 | Service charge estimate for the current year and details of the anticipated payments on account for the Property: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.5 | Service charge estimate for the previous year for which accounts have not yet been prepared for the Property: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.6 | Copies of any notices served on the Lessees under Section 20 in respect of any proposed works or any works which have not yet been paid for: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.7 | Documentation relating to any forfeiture proceedings applicable to the Property: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.8 | Any additional regulations or rules affecting the Property which are not contained in the lease: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input checked="" type="checkbox"/> N/A |
| 8.9 | Any Deeds of Variation or other document varying the terms of the lease of this Property:
<i>Refer to Land Registry.</i> | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | |
| | | <input type="checkbox"/> Landlord's lawyer provides | | |
| | | <input type="checkbox"/> Please supply draft | | <input type="checkbox"/> N/A |
| 8.10 | Any required Deed of Covenant: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | |
| | | <input type="checkbox"/> Landlord's lawyer provides | | |
| | | <input type="checkbox"/> Please supply draft | | <input type="checkbox"/> N/A |
| 8.11 | Any Certificate of Compliance: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | |
| | | <input type="checkbox"/> Landlord's lawyer provides | | |
| | | <input type="checkbox"/> Please supply draft | | <input type="checkbox"/> N/A |
| 8.12 | Any required Licence to Assign: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | |
| | | <input type="checkbox"/> Landlord's lawyer provides | | |
| | | <input type="checkbox"/> Please supply draft | | <input type="checkbox"/> N/A |
| 8.13 | Copy of any permission to alter the Property which has been issued: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input checked="" type="checkbox"/> N/A |
| 8.14 | Copy of any known notices served on the Lessee and documentation arising from them: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.15 | Asbestos Survey for parts of the Managed Area built or converted before 2001: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.16 | Fire Risk Assessment for the Managed Area: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.17 | Memorandum and Articles of Association of the Management Company: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |
| 8.18 | Minutes of the last AGM for the Management Company: | <input type="checkbox"/> Enclosed | <input type="checkbox"/> To follow | <input type="checkbox"/> N/A |

refer to new letter.

Signed 	Dated <u>10-9-19</u>
Print Name: <u>Eddie Robertson</u>	Please tick as applicable below, to confirm the capacity in which the answers are given.
Company: <u>Fable Estates Limited</u>	
	<input type="checkbox"/> Managing Agent <input type="checkbox"/> Management Company <input checked="" type="checkbox"/> Landlord <input type="checkbox"/> Residents' Association

Note

Additional enquiries. Raise only those specific additional enquiries required to clarify issues arising out of the documents submitted or which are relevant to the management of the Property or which the buyer has expressly requested. Resist raising any general additional enquiries that can be established by the buyer's own enquiries, survey or personal inspection.

Disclaimer

Whilst care has been taken in the preparation of this form, no legal liability is accepted by the organisations which created the form. This disclaimer does not affect the legal responsibilities of the person, or organisation, completing this form to answer to the best of their knowledge and ability. If you have any queries you should discuss these with your conveyancer or solicitor.

ARHM



The Law Society

