

Scheme of Management

The Scheme of Management was introduced under Section 19 of the Leasehold Reform Act 1967 and places obligations on Freehold occupiers in order to maintain adequate standards of appearance and amenity and to regulate redevelopment.

A copy of the Scheme of Management can be downloaded in full. We have however paraphrased the more common obligations although you should refer to the Scheme of Management for the exact wording of each.

- (i) To maintain the property and to keep it in a good state of repair.
- (ii) Not to carry out any alterations to the property, particularly external works, without the prior written consent of Calthorpe Estates. This includes replacement windows.
 - If you are considering undertaking building works then you must submit full details of your proposals in writing to Calthorpe Estates Management Scheme, Interchange Place, Edmund Street, Birmingham B3 2TA – For the attention of Mr. Stephen J. Richards.
 - The applicant will be required to submit a minimum of 3 full sets of drawings detailing their proposals together with the application fee. (A schedule of fees can be downloaded).
 - Upon receipt of an application and the relevant fee, the applicant or applicant's representative will be contacted and a mutually convenient time and date arranged to carry out a site inspection.
 - Following the site meeting we will consult with any Resident or Residents who may be affected by the building works. The consultation period is 14 days although from June through to September it is increased to 28 days.
- (iii) To use the property as a Single Family Residence.
- (iv) Not to cut or remove trees without the prior written consent of Calthorpe Estates.

In addition there is a Management Charge which runs with the property and is paid annually in arrear on the 31 December. Again the precise wording of the management is set out in the Scheme of Management. However, the Charge is calculated as follows:-

- The Management Charge that was levied for the previous year
- An increase on the base charge for the previous year amounting to the headline rate of inflation for the month of October.

For further information please contact Calthorpe Estates Management Scheme on 0121 212 0017