



## Material Information for Leasehold Properties

### Part A

#### Lease:

How long is left on the lease?

Share of Freehold

Service charge amount and what does it include?

Approx £4,000 per year – Building Insurance, Landscaping/Gardening, Management Fee, General Repairs, Water, Window and Common Area Cleaning in building, Fire Risk Assessment, Pest Control, Electricity, etc.

Ground rent amount?

Details of any future ground rent reviews?

Freeholder?

Managing Agent?

Hawk Estates, Wessex House, St. Leonards Road, Bournemouth BH8 8QS

Phone: 01202 283 630

Are there any deed of variations to the lease?

Has the lease been extended or do you have a lease extension valuation?

Is there an option to buy into a share of the freehold, or are any other apartments share of freehold?

Has a section 20 been served? Yes, on Building Roof Repair May/June 2024

Are there any upcoming works? Refurbishment of Garages - Garage Doors/Removal of Asbestos in Garage Roof, Repair to Fence and Gate to Lower Gardens damaged by fallen tree branch from Hermitage Hotel, Removal of Tree Stump front of property, Paining of Building Exterior.

Are there any planned changes to the service charge?

Not considered at this time

Is there a sinking fund, and if so how much is currently held?

Currently none.

Please provide a copy of your latest AGM notes and service charge demand / management statement.

See:

001 – 2024.04.13 Board Meeting Minutes

002 – Hawk Service Charge Invoice Dec 23

Are pets allowed?

Yes, small pets allowed (e.g., Dog)

Are short hold tenancies allowed (6 months+)?

Four flats are owner occupied, and two of the flats are currently occupied by renters

Are short term / holiday lets allowed?

Do Not Know

Are you aware of any disputes between the residents and freeholder?

Currently no disputes that we're aware of.

**Heating:**

Is your heating sourced by gas, electric, oil, ground or air source heat pump or any other? Please provide details.

Heating is by Gas Boiler and Radiator currently serviced by British Gas.

Do you have underfloor heating or radiators?

No.

Do you have an electricity supply via wind turbines, a generator or solar panels? If yes, please provide information and whether they are owned by you or leased and whether you are receiving an income from these or discount on your utilities.

No.

Do you have any battery supply or vehicle charging supplies? If yes, do you own these or are they leased?

No.

Are there any communal heating systems? If yes, please provide the above and any further information on this.

No.

Where is the boiler and when was it installed?

Boiler is off the kitchen in the laundry area. Previous Owners installed in January 2014. Boiler Thermostat, Coil and Circuit Board replaced December 2023 by British Gas.

Is it a combination boiler or do you have a separate water tank?

Combination boiler

Fuse box location?

Hallway closet, Replaced/upgraded in April 2020.

Gas meter location?

Outside Front Door, up the steps, to the right, on building wall.

**Water and drainage:**

Do you have a water meter and if so, where is it located?

No separate water meter for each flat. Water service is shared and cost apportioned equally to all flats.

Is the water supplied by a borehole, spring or well?

No

Is the property on mains drainage or private drainage? If private, please provide details of this.

Mains drainage

Is there a water softener?

No.

Stop cock location?

In pantry

**Phone and internet:**

Broadband type and indication of speed?

SKY up to 150MB service /Virgin Media Fibre: Up to 1GB service

Mobile signal / coverage?

O2/Vodafone, good service anywhere on property

**Parking:**

Is there a shared drive or access? If so, who maintains and pays for it?

Yes, gated access to shared drive and car park maintained in service charges.

Is there parking to the property? Please provide information.

Yes, each flat has one garage, and car may be parked in front of designated garage and in front of building, but not a designated space.

Is there a garage and where is it located?

Yes, at front of property – far left as you enter from the road.

**Property construction:**

What year was the property built?

Approx. 1890s

If a new build or newly converted, is the title registered?)

Is the building pre-fabricated? If yes, who do you insure with?

No.

Is the building thatched? If yes, who do you insure with?

No.

Are there timber windows?

Not sure.

Have you made any improvements, alterations or extended the property? If yes, please provide documentation for planning permissions and building regulations.

No improvements other than within flat, i.e., new wood flooring, decoration.

Has the property ever undergone any structural work or underpinning?'

Not that we're aware.

Has the property ever had subsidence?' If yes, what work has been carried out, please supply documents

Not that we're aware.

## **Part B**

Are there any shared areas or boundaries?

Car park and back garden are shared/communal areas.

Is it a relevant building under the Building Safety Act (11 Meters high or 5 storeys)? If yes, have you served your deed of certificate?

Not that we're aware

If yes, have the Freehold served their deed of certificate and what if any works are detailed within this and whose responsibility is the cost of the works? Please provide all correspondence.

Is it a Registered Building? (18 Meters or higher). Has it been registered? Can you provide a copy of the building's Fire Risk Assessment.

No

Are there any building safety or structural risks you are aware of?

None that we're aware of. A fire risk assessment is carried out each year.

Are you aware of there being any asbestos at the property?

Garage roofs, with plans to remove in the near future with garage refurbishment.

Do you know of any existing or proposed planning permissions or building works in the area or to the property which will affect your property? (Planning permission expires within 3 years)

Not that we're aware.

Are there any restrictions or covenants to the property?

None that we're aware of.

Which boundaries belong to the property?

Are there any public right of ways, easements or servitudes?

None.

Are there any Tree Protection orders in the garden? Are any trees above 50'?

I believe there are, but no tree above 50'.

Is there any known flood risk of coastal erosion to your property or the local area?

There is Surface water and Ground water flood risk. There is currently no risk of coastal erosion affecting the property.

Do you have a garden or balcony? If yes, which way is it facing?

Yes, back garden is on south east side of building. Flat 1 has a patio that extends from front door around building to the kitchen/back door.

Which floor is your property on?

Ground floor garden flat.

How many floors are in the building?

4 floors.

Are there any commercial premises within your building? If yes, please provide full details of where and what type of business.

None.

Are you aware of any disputes with neighbours or the freeholders?

No disputes with neighbours/freeholders.

**Other:**

Are you prepared to vacate the property?

Yes.

Have you considered which fixtures and fittings you would leave or take with you?

Yes. We will take light fixtures in lounge, hallway and master bedroom, all hanging pictures, mirror in lounge and clocks.

