



Herbert Collins Estates Residents Association

26 August 2017

Dear Householder,

You will know from recent HCERA Newsletters, that Woodhill Properties Ltd has offered to sell the freehold of the estate to HCERA. This includes bulk sale to HCERA of all the freeholds in their possession, of the houses as well as the communal areas such as greens etc.

Should we decline, or allow the freeholds to be purchased by a commercial company there could be serious implications for us all. There was no provision for ground rent increases (and in any event some of us have purchased the freehold to our house). Thus a commercial company would have to resort to other means to enhance the value of its investment. For example, a commercial company seeking to make profit could demand excessive fees for their approval to changes to a house, which is required under covenants even for residents who own their freehold (this includes Summerfield Gardens).

It is important that all residents have a say in conduct within the Conservation Area, not just to help to preserve the ambience and character of the neighbourhood but to complement planning and generally benefit HCERA. This could be achieved by the creation of a Company Limited by Guarantee, residents being the members and officers. The proposed company would be run as a not-for-profit entity, to benefit the HCERA and enhance the amenity of the area.

Do please confirm if you are prepared to contribute towards the cost of implementing these proposals by completing and returning the attached slip. If oversubscribed, the highest contributions will be levelled down.

Yours sincerely,

Lizzie Cox,
Secretary
on behalf of the HCERA Committee

Offer of a contribution to enable HCERA to acquire the freehold of the Estate

I am willing to donate up to £200 *or* I am willing to donate up to £_____ (insert amount)
(Please delete as appropriate)

Your name _____ Your address _____

If willing to be contacted by email, please give an email address _____

Signed _____ Date _____

Please return this form to a street rep by **30th September 2017:**

Michelle Hickling, 100 Ethelburt Avenue

Mike Farrelly, 59 Bassett Green Road

Valerie Laurent, 43 Leaside Way

Angela Cotton, 8 Summerfield Gdns.

Lizzie Cox, 11 Stoneham Ln.

or send an email with the same information to hcera@herbertcollins.co.uk