Private Road / Access Questionnaire
Middleton Road, Camberley, Surrey, GU15 3TU

NOTICES

1. Are Notices of Transfer required? If so, please confirm the full name and address of the recipient of the Notices of transfer etcetera and confirm the current registration fee per notice and indicate whether VAT is payable thereon. No.

INSURANCE

2. Please supply a copy of the current public liability insurance policy wording together with an up to date copy of the schedule if applicable. See website link, http://www.middletonroadresidentsassociation.com/records.html

3. Please confirm the amount of the current insurance premium together with confirmation that this has been paid and the exact period to which the premium relates. £361, 1 April 24 to 31 March 25. See above link for documents.

RENTCHARGE / SERVICE CHARGE / CONTRIBUTIONS

4. On what basis are charges levied / paid? Is this a voluntary arrangement or one imposed by Deed? Voluntary.

5. Please supply a copy of the rentcharge / service charge or 'contributions' accounts for the last three financial years. See link for Financial Statements.

6. Please confirm the last payment made by the owner of the above property on account of the rentcharge / service charge or contributions and the period to which this relates. £150 in Jan 2024 for the calendar year.

7. Please supply an up to date rent charge / service charge or other statement detailing any amounts owing or arrears and the period

to which this relates. Handful of residents still to collect, not perceived to be an issue. Your client is fully paid.

8. Please supply a copy the estimate / budget detailing the items in respect of which the rent charge / service charge is payable. Road Repairs and Insurance only, see Financial Statements.

9. Please confirm the amount currently in the reserve / sinking fund. See Financial Statements. Considered sufficient for repairs required at a subscription level of £150 p/a. see minutes,

http://www.middletonroadresidentsassociation.com/news.html

10. Please supply details of any expenditure within the next twenty-four months likely to cause an increase in the rentcharge / service charge on account or constitute a large one off payment by the Owner. None expected, road will need minor repairs ongoing, intent is a slow build up to cover any significant work. Last significant was £14k in 2018, see Financials.

11. Please confirm that the rentcharge / service charge is sufficient to cover the actual expenditure so that there will be no additional payment due from the Owner at the end of the Financial Year. Confirmed.

12. Are there plans to increase the rent charge / service charge levels next year? AGM would determine that. I doubt, residents are happy with £150, this brings in 7.5k p/a. AGM before y/e will confirm.

13. Are there any invoices either having been issued or that are pending that have not yet been paid in full? Please supply details. None out. Handful of residents owing £150 subs.

14. Please supply details of any anticipated or current expenditure / works and confirm the cost involved and indicate how the expenditure / work is to be funded. We will do some minor pothole work in Spring 2025, likely a few k, from reserves.

REGULATIONS AND MINUTES

15. Have any Estate Regulations been imposed?
no

Please supply minutes of last AGM along with memorandum and articles of association and the certificate of incorporation. Minutes:
http://www.middletonroadresidentsassociation.com/news.html
Articles,
http://www.middletonroadresidentsassociation.com/articles.html
Association is not incorporated.

16. Please supply any other relevant information which should be passed on to a prospective purchaser.

1) Council confirmation of the road status can be found on the Records website page, date Sept 2019.

2) IMPORTANT: Please be aware that the residents' association is not a legal entity. I am chair of the association, but in law just a frontager of my own property. I don't accept any legal liability based on the answers given in this document and any reliance placed upon it.

CERTIFICATES AND DEED OF COVENANT

17. Is the Road Association / Management Company and informal arrangement or is the incoming buyer to take up membership in the same? Incoming buyer will be invited to join, along with all other frontagers.

18. Please confirm details of any costs in connection with the issue of a new Share / Membership Certificate in the Management Company and please details the procedure involved. If the sellers' original certificate cannot be produced what are the requirements then? If a certificate of

indemnity is required please supply a precedent. n/a

19. If applicable, please confirm you have the necessary authority to issue a certificate of compliance in respect of any Restriction registered against the Title to this property. Please evidence such authority. n/a

20. If applicable, please confirm the cost of obtaining any required certificate of compliance. n/a

21. If applicable what are your requirements for issuing a certificate of compliance. n/a

22. Please confirm the amount of any costs involved in connection with any required Deed of Covenant. n/a

23. With regard to any required Deed of Covenant, is a precedent available (if so please supply a copy) or is the buyer at liberty to use their own version of such a Deed? n/a

David Oakley,
Chair of the Residents Association.

Date:
28 October 24