

John R Morris FCMA

From: Applewood Court Residents (Swindon) Ltd [admin@applewoodcourt.co.uk]
Sent: 21 March 2008 11:10
To: Richard James; swindon@connells.co.uk; swindonw@taylorsestateagents.co.uk; enquiries@swindonhomesdirect.co.uk
Cc: Nplettings99@aol.com
Subject: Estate Agents Boards

To all Estate Agents with boards at Applewood Court, Swindon.

It was agreed at the owners AGM on 20 March 2008 that all Estate Agents with boards erected in the grounds at Applewood Court, Swindon be asked to remove them within 14 days.

Owners complaints included:

- Multiple boards have been erected for the same property.
- Boards have been erected that do not identify the flat for sale or being let. (This is in contravention of the Section 4F of the Code of Practice for Residential Estate Agents).
- Boards have been left up for excessive periods of time - well in excess of 6 months in some cases.
- Boards have been erected using metal post inserts driven into the ground. This practice could potentially damage underground electricity cables.
- Boards have been erected in the communal grounds without the permission of the Residents Company.
- The boards look unsightly.

It was therefore unanimously agreed by owners that any implied permission to erect boards be withdrawn and that all Estate Agents be asked to remove boards from the communal grounds within 14 days. Any Estate Agent leaving boards remaining after 4 April 2008 will be assumed to have provided permission for the boards to be removed and disposed.

Please note that boards may be erected at the entrance to Applewood Court outside of the boundary walls subject to:

- The flat number being identified and there only being one board per property in accordance with Schedule 3 Class 3 (A) of the Town and Country Planning (Control of Advertisements) Regulations 1992 and that all boards must be removed 14 days after completion of the sale or let.
- Any additional permissions required by Swindon Borough Council being satisfied.

Regards

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cc Owners at Applewood Court