

**From:** Laura Taylor <[laura.taylor@loddors.co.uk](mailto:laura.taylor@loddors.co.uk)>

**Sent:** 13 October 2021 10:20

**To:** Louise Wright <[Louise.Wright@Cherwell-DC.gov.uk](mailto:Louise.Wright@Cherwell-DC.gov.uk)>; Section 106 CDC <[Section.106@Cherwell-DC.gov.uk](mailto:Section.106@Cherwell-DC.gov.uk)>

**Cc:** Keir Price <[keir.price@burringtonstates.com](mailto:keir.price@burringtonstates.com)>

**Subject:** Burrington Estates - Land at Hempton Road, Deddington Ref Loddors

Solicitors:MA:BUR00329/00005

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Dear Louise

We act for Burrington Estates and will be acting in their development set up and eventual plot sales of land at Hempton Road, Deddington.

A Section 106 Agreement entered into on 6 April 2020, copy attached for ease, requires the incorporation of a management company to carry out maintenance obligations in respect of the common parts of the development, including the public open space, and I note details of the proposed constitution of the Management Company and means of funding the ongoing maintenance and management of the open space and SUDS are to be approved by the District Council.

I attach the form of Articles of Association for the District Council's approval. The Management Company is a form of 'property management company', whose Articles of Association reflect the objectives of the Management Company in carrying out the maintenance obligations and collecting and holding service charge payments in respect thereof.

The management company has been formed with the name Burrington Estates (Hempton Road) Limited but the company name may be changed in the future to reflect the development marketing name.

Two directors of Burrington Estates will stand as the Directors initially, with a view to then appointing a number of the residents to stand as the Directors going forward.

The Management Company will be a company limited by guarantee. All of the plot buyers will be Members of the Management Company.

We will of course have a master form of Transfer for the plot sales, which will include fairly standard Management Company and service charge provisions. The transfer for this development will be in substantially the same form as the attached which is used by Burrington Estates in connection with other development sites.

I look forward to hearing from you with your approval of the documents or any comments you wish to make. Thank you in advance for your assistance in this matter.

Regards

**Laura Taylor**

Associate

Real Estate

**For and on behalf of Loddors Solicitors LLP**

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