

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 31, 2017 1:23:22 PM
Last Modified: Tuesday, January 31, 2017 1:25:02 PM
Time Spent: 00:01:40
IP Address: 217.39.86.132

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They should be publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

they should be freehold

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 31, 2017 1:59:31 PM
Last Modified: Tuesday, January 31, 2017 2:00:17 PM
Time Spent: 00:00:46
IP Address: 86.141.87.104

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local Authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 31, 2017 6:44:01 PM
Last Modified: Tuesday, January 31, 2017 6:47:47 PM
Time Spent: 00:03:46
IP Address: 81.146.46.251

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

All Infrastructure must be operated and maintained by the public sector. No to privatisation and private ownership of community assets

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

These type of long leases, as opposed to the more usual flat owning mechanism are revenue raising investments for financial institutions to continue to take money from people on the property ladder. This financial instrument has no part in my community.

#4

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 03, 2017 9:42:51 PM
Last Modified: Friday, February 03, 2017 9:43:08 PM
Time Spent: 00:00:17
IP Address: 88.97.50.230

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

xxx

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 06, 2017 3:19:16 PM
Last Modified: Monday, February 06, 2017 3:46:18 PM
Time Spent: 00:27:02
IP Address: 81.151.71.3

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Infrastructure, particularly children's play areas should be adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Definitely I would prefer them to be sold freehold

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, February 13, 2017 9:50:23 PM
Last Modified: Monday, February 13, 2017 9:52:20 PM
Time Spent: 00:01:57
IP Address: 217.46.214.172

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Test

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

test

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 16, 2017 10:23:55 AM
Last Modified: Thursday, February 16, 2017 10:30:18 AM
Time Spent: 00:06:23
IP Address: 82.71.52.253

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by CDC - alternative would be apathy or, at worst, neglect. Private ownership makes no sense, especially where there is likely to high turnover of properties

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases make sense only if there is financial advantage to the leaseholder, not to the developer/freeholder - which the developer is not going to agree to - why would they?

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, February 16, 2017 7:06:08 PM
Last Modified: Thursday, February 16, 2017 7:07:20 PM
Time Spent: 00:01:12
IP Address: 86.184.202.208

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Adopted by local authority with developers ensuring everything is built to the appropriate standards

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 17, 2017 9:06:01 AM
Last Modified: Friday, February 17, 2017 9:09:52 AM
Time Spent: 00:03:51
IP Address: 195.147.224.22

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

It should be adopted by the local authority after a period of five years if the infrastructure has been built to a high standard. Too much inferior workmanship by shyster developers trying to turn a quick buck puts far too much pressure on already stretched LA resources. If only we had some kind of unitary authority where infrastructure and planning were controlled by the same people rather than separate authorities!

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I don't agree with this. If you buy a house you buy it outright so it can be passed down through your family.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 17, 2017 6:29:46 PM
Last Modified: Friday, February 17, 2017 6:32:01 PM
Time Spent: 00:02:15
IP Address: 81.157.200.53

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The local authority should manage and pay for it.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, February 17, 2017 5:15:38 PM
Last Modified: Friday, February 17, 2017 7:25:52 PM
Time Spent: 02:10:14
IP Address: 81.140.244.20

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They should be publicly adopted. As I read this all I think is someone somewhere is trying to either save money or make money at the expense of the residents! This is not a private close/fenced cul de sac with its own gates, this is a part of the village and our community so therefore should be maintained as the rest of the village.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should be sold as freehold. Again it's just a developer taking ANOTHER opportunity to MAKE MORE MONEY. It's dispicable.

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 01, 2017 6:49:38 PM
Last Modified: Wednesday, March 01, 2017 6:56:16 PM
Time Spent: 00:06:38
IP Address: 109.145.62.255

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The problem with an unadopted arrangement allows the developer to restrict car parking size, road width, lighting etc . As the developer has had to pay significant CIL costs the District/ County Councils should adopt the development. Rubbish collection problems would also be resolved and planning restrictions on the roads car parking space etc could be imposed.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

No more leasehold developments. Leasehold properties have hidden costs and difficulties will be encountered when selling.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 12:13:00 PM
Last Modified: Thursday, March 02, 2017 12:24:24 PM
Time Spent: 00:11:24
IP Address: 81.152.158.122

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

There seems to be a good case for adoption, for estate residents as well as other Deddington residents. I don't know how the refuse arrangement would work if hundreds of households on a new estate had to wheel their bins to the public highway.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

If it were me, I think I would certainly prefer freehold. But if leasehold properties were less marketable that would also affect the developers. If they offered both options with a discount for leasehold some buyers might go for that. It should be made clear to buyers exactly what the terms of their purchase are including the rules on ground rent increases and the need for landlord consent.

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 1:06:02 PM
Last Modified: Thursday, March 02, 2017 1:09:06 PM
Time Spent: 00:03:04
IP Address: 82.69.19.33

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

It should be adopted by the local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should be sold freehold. A leasehold where the lease can be increased stores perhaps insurmountable problems for the future

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 5:10:34 PM
Last Modified: Thursday, March 02, 2017 5:13:08 PM
Time Spent: 00:02:34
IP Address: 81.140.245.51

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local Authority, this village does not have the size, commitment or management ability to do the job in the long term.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold is best but with the appropriate safeguards a long lease could work

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 5:36:22 PM
Last Modified: Thursday, March 02, 2017 5:39:02 PM
Time Spent: 00:02:40
IP Address: 217.46.214.171

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Always adopted by the local authority. Why should people pay for services twice? Wouldn't it be a problem if a playground was being maintained by the residents of one estate and yet being used by the whole community? What about parking problems on unadopted roads? what about bin collections?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold in preference to long leases that can be sold on as a financial product.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 5:39:22 PM
Last Modified: Thursday, March 02, 2017 5:59:06 PM
Time Spent: 00:19:44
IP Address: 81.135.129.6

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Thank you for highlighting this problem. However providing the areas are build to a good standard and are maintained why not. Recent press suggest that some play areas are being abandoned and taken away because local authorities are unable to maintain them. If people are willing to buy houses on this sort of estate then we should not have a policy against , and especially as the new builds have this status, why we should decide against this modern way of building estates. If residents have to wheel their bins further, if they can not sue their neighbour for car damage I honestly feel that it really doesn't matter to me. When we bought our house we bought it with our eyes open as I'm sure any future potential owners will do. I would be against such a policy but need to see what is proposed before making a final decision which I guess is the next step.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

The government is taking care of this. I fail to see why this should be a part of a neighbour hood plan. This is political. If they are daft enough to buy a house under such circumstances then that is up to them. We are not a nanny state.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 5:57:11 PM
Last Modified: Thursday, March 02, 2017 6:00:02 PM
Time Spent: 00:02:51
IP Address: 217.35.91.102

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Adopt by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Prefer freehold

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 5:56:58 PM
Last Modified: Thursday, March 02, 2017 6:00:50 PM
Time Spent: 00:03:52
IP Address: 86.152.113.126

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

He who makes the profit should pay the maintenance...so it's the residents' management company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should be freehold, otherwise the builder gets more profit and the freehold owner has little freedom in their 'own' home.

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 5:57:47 PM
Last Modified: Thursday, March 02, 2017 6:05:40 PM
Time Spent: 00:07:53
IP Address: 213.120.39.210

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Definitely publicly adopted. Otherwise parking could become an eyesore. And it is ludicrous for home owners to wheel their rubbish bins to a public road.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Not a good idea. The landlord, not the home owner, would have the final say on any proposed alterations. And the estate could become an investment asset for a property company whose raison d'etre is quite different to the home owner.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 6:28:36 PM
Last Modified: Thursday, March 02, 2017 6:30:01 PM
Time Spent: 00:01:25
IP Address: 159.137.244.10

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be adopted by the council....it will not work otherwise

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Negative . This is bad practise

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 6:34:25 PM
Last Modified: Thursday, March 02, 2017 6:37:24 PM
Time Spent: 00:02:59
IP Address: 83.167.164.94

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Maintained by a residents' management company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Nether here nor there!

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 7:00:50 PM
Last Modified: Thursday, March 02, 2017 7:05:39 PM
Time Spent: 00:04:49
IP Address: 87.114.71.144

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

don't really have a view, but more than happy for residents to sort out their own amenities and roads as I would be unlikely to use them

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

kerching for the developers - if so they should considerably reduce the asking prices!!!

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 7:03:18 PM
Last Modified: Thursday, March 02, 2017 7:08:41 PM
Time Spent: 00:05:23
IP Address: 134.159.68.9

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Infrastructure should be publicly adopted; control exercisable by residents is limited compared to potential expenses.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should not be sold on long leases. Such long-lessees can end up vulnerable to unexpected, and considerable costs or charges, especially if the freeholder decides they wish to raise more money - and what else is the set up for?

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 7:20:01 PM
Last Modified: Thursday, March 02, 2017 7:22:16 PM
Time Spent: 00:02:15
IP Address: 81.146.46.188

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I believe strongly that it should be adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I prefer freehold as it gives the owner more financial security.

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 7:31:40 PM
Last Modified: Thursday, March 02, 2017 7:46:00 PM
Time Spent: 00:14:20
IP Address: 81.151.71.55

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

These should be publicly adopted. This should better ensure they are properly maintained, monitored and controlled. Residents' management companies could, perhaps, go bankrupt. This would mean they finish up in the public domain. These facilities can be used and are for the benefit of the community at large so should be publicly managed. If placed in public control there should be sufficient funds taken from the developers to ensure they are maintained in perpetuity. The residents will probably resent others using or benefiting from these facilities if they have to pay an annual management charge covering insurance, maintenance, replacement, etc.. in addition to Council Tax. This charge is likely to rise steeply after a few years when repairs, replacement, etc. becomes necessary.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Against this trend. This is just another way for developers to make money by selling the leases to speculators who can just charge more and more each year. The type of development envisaged in rural areas are not blocks of flats where management and leasehold fees are more appropriately applicable.

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 9:42:08 PM
Last Modified: Thursday, March 02, 2017 9:44:30 PM
Time Spent: 00:02:22
IP Address: 86.185.153.196

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be adopted by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold although I guess the market will decide. I personally would not buy a lease hold house.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 11:06:53 PM
Last Modified: Thursday, March 02, 2017 11:17:55 PM
Time Spent: 00:11:02
IP Address: 213.120.39.108

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Well, they would say that!! The roads on new developments should be up to the standard required to be adopted by the local council, and then this situation would not arise. The local district council should have demanded this before detailed planning permission was granted. The residents still pay their taxes but are going to have push their wheelie bins out onto the grass verge of a busy road because council waste removal vehicles cannot enter the estate. These vehicles will be blocking the Oxford to Banbury road while emptying almost 200bins on recycling day. I'm sure the fire station will be thrilled!

The developers are taking the cheapest and easiest way out, and of course, they will be able to hike the maintenance charges as much as they want in years to come.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It is bare-faced exploitation.

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 02, 2017 11:27:27 PM
Last Modified: Thursday, March 02, 2017 11:36:36 PM
Time Spent: 00:09:09
IP Address: 86.129.250.83

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If open to the public then it seems fairer to come out of local authority budget.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Don't allow the developers to sell on the leasehold - if they are incentivising you with money don't take it. I've never heard of such a deal on houses and it's a way of them maintaining a cash flow whilst diddling the home owner. If they state it's almost a freehold then damn well tell them it IS a freehold and tell them to go take a jump.

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 1:22:32 AM
Last Modified: Friday, March 03, 2017 1:24:49 AM
Time Spent: 00:02:17
IP Address: 46.64.38.4

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I think they should remain freehold.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 7:38:37 AM
Last Modified: Friday, March 03, 2017 7:41:13 AM
Time Spent: 00:02:36
IP Address: 85.255.235.161

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

RMC

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Free hold for me please

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 8:29:32 AM
Last Modified: Friday, March 03, 2017 8:38:03 AM
Time Spent: 00:08:31
IP Address: 86.151.221.231

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publically adopted. If the community, as a whole, benefits from infrastructure then the community, including the local authority, should take responsibility for its management and care.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leases are bad for the home owner. All properties, other than apartments, should be sold as freehold.

The lease can be sold without the house owners knowledge which will result in higher cost should the householder wish to obtain a deed of variation on the lease in the future.

In the case of apartments the owner must given the option to buy the lease if a third party offers to buy the lease. Thereby, protecting the owners interests.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 9:00:37 AM
Last Modified: Friday, March 03, 2017 9:02:33 AM
Time Spent: 00:01:56
IP Address: 82.132.212.189

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Better to be freehold

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 8:51:07 AM
Last Modified: Friday, March 03, 2017 9:07:45 AM
Time Spent: 00:16:38
IP Address: 2.5.56.79

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I feel strongly that they should be publicly adopted and maintained, updated and properly cared for by the relevant authority - district council? parish council? I am fed up with this creeping privatisation of everything that used to be in the public domain. The relevant PUBLIC authority is accountable to us all, or should be. Being responsible for ALL the leisure infrastructure in a given area enables a public body to take an overview, plan for the future and provide appropriate facilities where they are most needed.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It's the first time I've heard of this and I don't like the sound of it. I'd prefer things to stay simple: buy a house and own it outright and live in it. Or buy a house and own it outright and rent it out. I do support greater protection for people renting. Too many people are put off renting longterm because of their precarious legal rights.

#35

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 9:11:28 AM
Last Modified: Friday, March 03, 2017 9:12:24 AM
Time Spent: 00:00:56
IP Address: 86.143.204.80

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

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Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 9:38:22 AM
Last Modified: Friday, March 03, 2017 9:39:05 AM
Time Spent: 00:00:43
IP Address: 46.255.112.101

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 11:08:33 AM
Last Modified: Friday, March 03, 2017 11:15:33 AM
Time Spent: 00:07:00
IP Address: 81.153.105.157

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly Adopted by relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

In principal I would not have an issue if controls on ground rent increases were stringent for the whole 999 years. No more that inflation. But I wouldn't buy one.

#38

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 11:54:45 AM
Last Modified: Friday, March 03, 2017 11:58:53 AM
Time Spent: 00:04:08
IP Address: 195.40.7.35

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Not bothered the sellers and buyers of the property are surely the only people who care and can make that decision

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I encourage all types of tenure its a free market and surely we should just encourage our community to understand their obligations . Caveat emptor . Another strange questionwhy should the parish be trying to push one size fits all.

#39

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 12:16:40 PM
Last Modified: Friday, March 03, 2017 12:17:27 PM
Time Spent: 00:00:47
IP Address: 213.123.212.6

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

None

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 11:58:22 AM
Last Modified: Friday, March 03, 2017 12:22:10 PM
Time Spent: 00:23:48
IP Address: 86.185.236.78

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Infrastructure should be adopted by the local authority.

Imagine the chaos if 90 households on the new David Wilson development put 2 bins each out on the main road.

Collecting service charges can also be problematic.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Developments should be freehold.

Leasehold is just another dodgy practice for developers to make money themselves. Or, selling them on to a financial investor to do so at future date.

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 2:20:51 PM
Last Modified: Friday, March 03, 2017 2:23:42 PM
Time Spent: 00:02:51
IP Address: 81.133.225.210

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold - I don't see the benefit to the purchasers of a leasehold on a house (when not communal)

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 3:17:23 PM
Last Modified: Friday, March 03, 2017 3:24:05 PM
Time Spent: 00:06:42
IP Address: 78.150.95.94

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted by the relevant authority! Otherwise you are storing up future problems...

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Would prefer freehold, but not a strong view as my experience so far of leaseholds has been that they are fairly managed.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 5:45:37 PM
Last Modified: Friday, March 03, 2017 5:48:01 PM
Time Spent: 00:02:24
IP Address: 81.140.243.109

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

These should all be adopted by the local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

New houses should be freehold. This allows actual ownership of the property rather than being beholden to landlords.

#44

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 6:54:41 PM
Last Modified: Friday, March 03, 2017 6:55:43 PM
Time Spent: 00:01:02
IP Address: 86.129.250.38

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#45

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 7:16:12 PM
Last Modified: Friday, March 03, 2017 7:17:35 PM
Time Spent: 00:01:23
IP Address: 86.129.250.38

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 7:54:57 PM
Last Modified: Friday, March 03, 2017 7:59:34 PM
Time Spent: 00:04:37
IP Address: 81.151.70.158

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

estate infrastructure on new developments should be maintained by a residents' management company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

houses on new developments in our Parish being sold on long leases rather than freehold is ok

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 8:46:13 PM
Last Modified: Friday, March 03, 2017 8:53:41 PM
Time Spent: 00:07:28
IP Address: 81.153.105.248

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Infrastructure should be publicly adopted. Developers should be required to build communal facilities, such as roads, pavements and lighting to standards acceptable by the local authority. In the longer term conflicts over maintenance costs are likely to arise, negatively impacting the whole estate.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

These houses should be sold on a freehold basis. Many new properties already suffer from numerous restrictive covenants that can be problematic at the point of sale. The leasehold approach is surely a mechanism for developers to try to further increase their income, and provides no benefits for householders.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 03, 2017 9:11:49 PM
Last Modified: Friday, March 03, 2017 9:17:53 PM
Time Spent: 00:06:04
IP Address: 86.152.113.66

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

what it really means is developers can save cost where roads are unadopted. This can lead to expensive repairs and so on. So resist this at least for the smaller/cheaper houses as the 5/6 bedroom house buyers may well be able afford the inevitable costs.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

leases are often sold off to firms specialising to legalised robbery and will at the first opportunity raise the lease out of all proportions. It will probably make no difference to the sale of the new property but will enhance the developers bottom line. Resist at all cost

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 04, 2017 9:36:41 AM
Last Modified: Saturday, March 04, 2017 9:39:38 AM
Time Spent: 00:02:57
IP Address: 217.10.159.2

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Adopted by Local Authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be Freehold, if not careful will stagnate the market because people will not be able to afford the fees etc

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 04, 2017 9:54:11 AM
Last Modified: Saturday, March 04, 2017 10:00:23 AM
Time Spent: 00:06:12
IP Address: 86.131.170.128

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local authority preferred as management company is more concerned with profits than benefitting the community. Not sure what recourse we'd have if management company didn't keep maintenance up.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold is better.

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 04, 2017 12:47:45 PM
Last Modified: Saturday, March 04, 2017 12:54:53 PM
Time Spent: 00:07:08
IP Address: 81.135.41.27

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I am not in favour of long leases on houses on new developments in and around Deddington other than in very exceptional circumstances.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 04, 2017 11:53:17 PM
Last Modified: Sunday, March 05, 2017 12:07:28 AM
Time Spent: 00:14:11
IP Address: 213.120.39.85

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

To build roads which don't meet normal road standards and are presumably affected by the 'not adopted' problems like maintenance and snow clearing does seem stupid. It goes along with allowing building so shoddy that the garages and driveways for cars don't have door-opening space - or is that an urban myth in the case of Deddington Grange?

There are too many unanswered aspects of your question. For example, if the residents control their roads, do they also have a say over who can park there? That would be a plus. Does it allow new owners/landlords to increase the service charges in an unfair way? That would be a minus. Without clear information, surveys like this are a waste of time.

My views are that Deddington has a right to the best building that can be had on their new estate. Any 'best' route involves building to local council standards; and that of course includes roads, OF COURSE children's play areas, and ordinary council upkeep of open spaces.

All residents want a well-maintained area to live in. Developers ought to meet ordinary standards, or the new housing will be second-rate and subject to the energy/means of residents, dependent on factors outside the control of a parish and yet part of that parish.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

David Wilson must be forced to sell the new houses freehold. Pride of ownership is vital to proper village life.

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 11:22:29 AM
Last Modified: Sunday, March 05, 2017 11:33:18 AM
Time Spent: 00:10:49
IP Address: 87.114.108.18

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The developers are making the estate roads too narrow for comfortable estate living. I am not in favour of residents management company running estates as I think the estates are better off being adopted by the council.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leases on homes is opening up a whole can of worms. There will only be people around who want to make a profit from the home owners and adding to restrictions on what they can do re extensions.

#54

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 11:47:39 AM
Last Modified: Sunday, March 05, 2017 11:48:35 AM
Time Spent: 00:00:56
IP Address: 81.140.193.231

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

xx

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#55

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 11:45:01 AM
Last Modified: Sunday, March 05, 2017 11:49:21 AM
Time Spent: 00:04:20
IP Address: 82.69.80.79

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate should be publicly adopted. The idea of over 250 bins lining the main road next to School Grounds is ridiculous! You are also totally reliant on their being a competent self appointed management company - by no means certain. Poor management could lead to significant problems on the estate.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 12:30:18 PM
Last Modified: Sunday, March 05, 2017 12:31:40 PM
Time Spent: 00:01:22
IP Address: 86.141.87.36

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses on new developments should be freehold

#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 12:43:39 PM
Last Modified: Sunday, March 05, 2017 12:50:50 PM
Time Spent: 00:07:11
IP Address: 82.69.80.79

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The prospect of over 250 bins lining the road into the village is enough to make one question the practicality of a management company taking it on so I strongly support adoption by local authority. i also think that residents will be entirely dependent on the quality of volunteer management reps and will pay for potentially poor services. Such involvement as I have had through our children living in management company property is not at all encouraging

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leaseholding is a Victorian relic when property barons sought to ensure future income and retain control of the property. Most leaseholders spend time and money trying to beckme freeholders. I am against it

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 4:27:25 PM
Last Modified: Sunday, March 05, 2017 4:29:46 PM
Time Spent: 00:02:21
IP Address: 217.46.214.171

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think the infrastructure should be publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should be freehold otherwise they will be more difficult to sell on and may land someone with a horrible bill and the difficulty of finding who now owns the developers' company

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 6:32:37 PM
Last Modified: Sunday, March 05, 2017 6:48:29 PM
Time Spent: 00:15:52
IP Address: 81.140.245.159

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

All roads in new estates in Deddington should be publicly adopted by OCC - it would be very unfair for new residents to have to pay substantial payments to maintain the roads when they are already paying the same council tax as everyone else. I also understand bin lorries and delivery vehicles may not be able to use these roads as they are too narrow, especially when parking in new estates is always problematic due to lack of space. Playgrounds and public open spaces should be open for everyone to use so again it would be very unfair for the residents on the estate to be the only people paying for their upkeep.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

The only reason to have new houses sold on long leases rather than freehold is to enable the freeholder to charge ever increasing ground rents and thus make a large profit - this is a very unfair system and penalises residents who are probably already struggling to pay a mortgage. It is also a complicated system which not many buyers would understand the full implication of. This has recently been highlighted in the press.

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 6:46:59 PM
Last Modified: Sunday, March 05, 2017 6:53:47 PM
Time Spent: 00:06:48
IP Address: 86.169.68.41

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

This is a bad idea for both the neighbourhood and the residents who live in the estates.

For those in the estates it means their services cost them (adding yet more to the cost of houses), are not of the same standard as others (e.g. the rubbish not collected from the house but at the end of the road).

For the neighbourhood it creates separation from the rest of the community in "private roads". It allows developers to design and build sub-standard roads and designs to cram in houses as there is no restriction on them in terms of road size or width.

Overall, this is a method of avoiding otherwise sensible requirements for the residents and generating on-going revenues for developers and management companies.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This is one of the many ways in which developers and funds are resisting giving up ownership of land and of retaining some income and control. It means the creation of a two tier ownership model - those on long leases and those who own their freehold. Local authorities should resist this as it places yet greater barriers to home ownership, removes the ability of home owners to benefit from the same permitted development opportunities as others and leaves buyers under the on-going control of organisations who have no other interest than the income they generate (rather than the people or the community).

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 7:34:08 PM
Last Modified: Sunday, March 05, 2017 7:36:02 PM
Time Spent: 00:01:54
IP Address: 81.135.109.90

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think a residents management co. Would give the village residents more of say.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I don't believe anyone benefits except the developer again. I don't see the point of long leases

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 9:31:34 PM
Last Modified: Sunday, March 05, 2017 9:46:30 PM
Time Spent: 00:14:56
IP Address: 86.148.4.43

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I had a house on the Isle of Dogs in the 1990s and we had a residents management company. This caused difficulties with ever increasing fees and arguments and problems as a consequence in finding people ready to serve and in the end the appointment of an outside management company.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I think that it is up to purchasers and their advisers. I would be reluctant to buy on that basis but I am not sure that including this in the local plan will stop the practice.

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 05, 2017 9:51:14 PM
Last Modified: Sunday, March 05, 2017 9:54:03 PM
Time Spent: 00:02:49
IP Address: 81.135.109.90

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be adopted by local authority publically.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

ridiculous. freehold. What's the point of 999 lease other than for the housing company to make money.

#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 10:39:32 AM
Last Modified: Monday, March 06, 2017 10:47:34 AM
Time Spent: 00:08:02
IP Address: 80.229.110.205

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Any estate infrastructure must be the responsibility of the local authority! It will make the estate unmanageable otherwise, the residents will be paying the same tax as everyone else with less benefits. There is the potential for the new estates to become second class, poorly managed, badly unkempt and un-affordable to the residents... this is another way of the developers evading their responsibilities and reducing their costs at the expense of the residents who are still paying top dollar for the houses.... Do not allow this to happen!!!!

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Yet again... another way of the developers making money at the expense of the residents. I can't imagine why people would want to pay over HALF A MILLION pounds for something they will never own, while the developers get ever fatter off the sale of the land onto a 3rd party who will charge large annual management fees and make the land under the houses unaffordable... again this practice MUST BE STOPPED!!! People are entitled to own the land their houses are built on.... another sharp practice on behalf of the developers... but then that's the sort of developer that this size development attracts.... very sad

#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 11:14:38 AM
Last Modified: Monday, March 06, 2017 11:20:51 AM
Time Spent: 00:06:13
IP Address: 86.169.68.89

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If the development is just a few houses in a small cul-de-sac then an unadopted road is not a problem. If you are dealing with a substantial number of houses then I feel that we should insist the roads and any play area / open space be adopted and maintained by Cherwell. Not to do this is an added burden on the residents and could lead to badly maintained/ dangerous play areas which is unacceptable.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This should not be allowed. Totally unnecessary and open to misuse.

#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 12:33:10 PM
Last Modified: Monday, March 06, 2017 12:34:01 PM
Time Spent: 00:00:51
IP Address: 163.1.225.41

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold, not long leases.

#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 12:55:59 PM
Last Modified: Monday, March 06, 2017 12:58:32 PM
Time Spent: 00:02:33
IP Address: 81.135.109.185

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

These should be publicly adopted.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should only be for Freehold.

#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 1:05:05 PM
Last Modified: Monday, March 06, 2017 1:06:31 PM
Time Spent: 00:01:26
IP Address: 81.151.21.237

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold

#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 1:08:35 PM
Last Modified: Monday, March 06, 2017 1:11:35 PM
Time Spent: 00:03:00
IP Address: 86.143.204.87

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They must be to the stancards and adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should not be sold on long leases because they are then the land is sold on and the cost of the lease goes up. Its just another money maker for the developer

#70

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 1:31:28 PM
Last Modified: Monday, March 06, 2017 1:33:44 PM
Time Spent: 00:02:16
IP Address: 86.143.204.60

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 1:36:49 PM
Last Modified: Monday, March 06, 2017 1:38:35 PM
Time Spent: 00:01:46
IP Address: 195.225.189.243

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local Authority - especially for the large estates.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I don't have a firm view either way.

#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 1:30:05 PM
Last Modified: Monday, March 06, 2017 1:40:07 PM
Time Spent: 00:10:02
IP Address: 86.185.39.90

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Whereas I cannot understand why anyone would want to buy a house in a development where you have to pay a management fee as well as having to pay council tax, I don't see that a neighbourhood plan needs to have a policy on this particular aspect of new developments. It would be much better (if at all possible) to have more control on such things as quality of design, housing density levels and percentage of affordable or rental housing.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

As with the previous question I can see that freehold is preferable than even a 999 year leasehold - but again I don't see this as a particular issue that should be or needs to be covered in a neighbourhood plan - compared with other much more relevant planning and design issues. Presumably developers consider that they will still be able to sell the new houses even under a 999 year leasehold basis, and I guess that there might be other benefits which are not stated in the introduction to this question. Otherwise, why do it?

#73

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 1:49:17 PM
Last Modified: Monday, March 06, 2017 1:49:43 PM
Time Spent: 00:00:26
IP Address: 88.97.50.230

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

xxx

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

xxx

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 2:08:03 PM
Last Modified: Monday, March 06, 2017 2:11:34 PM
Time Spent: 00:03:31
IP Address: 81.134.81.13

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I would have thought they needed to be publicly adopted so that relevant utility companies (such as refuse, water, electricity, broadband etc) can all get onto the local estate roads to sort out any problems that may occur.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases still means that houses have to pay service charges and ground rent which can be expensive and there may be no control over how those costs are controlled. Would have thought it was much better for residents to have freehold properties.

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 2:21:02 PM
Last Modified: Monday, March 06, 2017 2:22:50 PM
Time Spent: 00:01:48
IP Address: 80.229.110.205

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 2:25:56 PM
Last Modified: Monday, March 06, 2017 2:27:45 PM
Time Spent: 00:01:49
IP Address: 81.149.149.1

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Think it is up to the owners of such houses whether they lease or freehold.

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 3:29:04 PM
Last Modified: Monday, March 06, 2017 3:41:58 PM
Time Spent: 00:12:54
IP Address: 86.138.23.186

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I feel very strongly that at the very least the roads on any new development, but particularly anything more than half a dozen or so houses, should be adopted by the local authority and maintained by them. Otherwise new residents will have no idea of what expense there might be in the future for them, in particular those buying affordable homes. The chaos of 85 (or 170 on days when recycling is collected) bins on the main road, as well as the obstruction caused by CDC lorries blocking the highway, is almost unimaginable. It is an imposition to expect anyone, particularly from the far reaches of a development, to have to take their bins all the way to the nearest public highway.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Again, I feel that this would leave leaseholders in a vulnerable position of potentially increasing costs without any preconception of the extent to which this might go. Personally I would not even consider buying a property with only a leasehold.

#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 4:27:16 PM
Last Modified: Monday, March 06, 2017 4:30:43 PM
Time Spent: 00:03:27
IP Address: 82.132.234.175

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They should be adopted by the local authority, you cannot sustain a 2 tier system

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I don't think it is such a major issue these days

#79

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 5:09:49 PM
Last Modified: Monday, March 06, 2017 5:10:29 PM
Time Spent: 00:00:40
IP Address: 86.173.124.93

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

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Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 6:42:02 PM
Last Modified: Monday, March 06, 2017 6:43:25 PM
Time Spent: 00:01:23
IP Address: 81.141.213.23

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Relaxed either way

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Not an issue to me

#81

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 7:11:00 PM
Last Modified: Monday, March 06, 2017 7:12:46 PM
Time Spent: 00:01:46
IP Address: 86.188.169.100

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Please clarify further

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases are a scam. Freehold all the way.

#82

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 7:40:03 PM
Last Modified: Monday, March 06, 2017 7:42:22 PM
Time Spent: 00:02:19
IP Address: 151.225.45.61

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

In my opinion, long leases deter many home buyers especially on detached dwellings. For flats or the like, of course this is commonplace.

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 7:44:05 PM
Last Modified: Monday, March 06, 2017 7:47:30 PM
Time Spent: 00:03:25
IP Address: 81.146.47.133

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted otherwise it won't be looked after. Take a look at the condition of most private roads, usually poorly maintained

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Profiteering by the builder, no benefits to the residents. Eventually the leases will sold on to investors who have zero interest in the community.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 7:54:46 PM
Last Modified: Monday, March 06, 2017 8:09:39 PM
Time Spent: 00:14:53
IP Address: 188.29.164.17

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I am against the concept of residents' management companies for the simple reason that it could lead to resentment and divide within the community. An inequality exists whereby residents of new developments are required to pay for the upkeep and repair of facilities that they may not use or break.

Does the approach limit the appeal for certain demographics such as disabled or elderly who may struggle with bin collection and may not use the recreation facilities to which they must contribute?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It depends on whether the freehold is owned by an resident owned management company or not. If the properties are being sold on the basis of a long lease, and people are willing to buy them, it is a matter for the contracting parties. I don't believe house selling is a regulated activity and therefore little can be done to affect the market forces of supply and demand. The market should decide in the meantime by refusing to buy at the full marketed price, if at all.

#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 8:37:49 PM
Last Modified: Monday, March 06, 2017 8:42:27 PM
Time Spent: 00:04:38
IP Address: 85.255.233.145

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

100 per cent public unless the property is gated and hence not open to the public. Development in a rational and appropriate manner is logical long term and so it makes sense for it to be strategic and funded by everyone. Private companies should contribute as they do in London and elsewhere but we should not create ghettos.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

No strong view. If they are cheaper then surely that is in the interests of local residents. However never seen any evidence that this is the case and have owned properties that are. Other leasehold and freehold

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 10:24:46 PM
Last Modified: Monday, March 06, 2017 10:34:21 PM
Time Spent: 00:09:35
IP Address: 82.69.55.90

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Goes without saying that infrastructure should be adopted by the authority. Developers are interested in profit maximisation and will use any cliched BS to ensure that others pay whilst they don't....

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

As for Q1. This is appalling practice designed only to line the pockets of fat cats and future fat cats. I hope no-one buys the ridiculously over-priced houses on Deddington Grange with such arrangements. Sadly they probably will and will be stung with huge costs when they wish to move on in future.

#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 11:32:01 PM
Last Modified: Monday, March 06, 2017 11:37:36 PM
Time Spent: 00:05:35
IP Address: 31.51.95.239

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

My first thought is would 90 so bins therefore line the road outside Deddington grange each week?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I think the owner should own the freehold

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 06, 2017 11:32:50 PM
Last Modified: Monday, March 06, 2017 11:40:23 PM
Time Spent: 00:07:33
IP Address: 81.146.42.245

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Definitely they should be publicly adopted by local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

All new build houses should be sold freehold.

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 10:27:57 AM
Last Modified: Tuesday, March 07, 2017 10:29:18 AM
Time Spent: 00:01:21
IP Address: 86.141.113.211

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Planning permission for housing on all ungated communities should be refused unless the infrastructure is built to a standard that can be adopted. If not built to such adoptive standards, then let the buyer beware and face the problems posed by residents' management companies. Local councils should not have to bear the burden of maintaining infrastructure not constructed to adoptive standards. Ungated communities may include people who do not have enough money to absorb the charges of management companies, which are of varying quality, and which will almost certainly put profit before the welfare of householders. My fear would be that an unadopted estate could easily face problems of failing infrastructure and eventually become slum-like with crumbling roads and uncollected rubbish.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

The emerging practice of developers selling houses on leases of up to 999 years should be discouraged as strongly as possible, if not stopped altogether. Apart from payment of ground rent growing over the decades, there is the question of where the money goes: almost certainly to developers or British and foreign investment groups who structure financial affairs to minimise tax by registering offshore. Leaseholders would be impoverishing themselves to enrich people and companies in the Cayman Island, Virgin Islands, Lichtenstein or some other tax haven. This is not acceptable.

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 10:29:50 AM
Last Modified: Tuesday, March 07, 2017 10:54:18 AM
Time Spent: 00:24:28
IP Address: 86.141.113.211

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Planning permission for housing on all ungated communities should be refused unless the infrastructure is built to a standard that can be adopted. If not built to adoptive standards, the buyer will face a multitude of problems posed by residents' management committees or companies working on behalf of the residents: it is generally difficult to get even a small number of people to agree on required work and on payment required for the work. Ungated communities may include people who do not have enough money to cover the charges levied by residents' management companies: standards may be of varying quality, and will almost certainly put profit before the welfare of householders. My major concern would be that an unadopted estate could face problems of failing infrastructure, eventually becoming slum-like with crumbling roads and uncollected rubbish.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

The practice of developers selling houses on leases of up to 999 years should be discouraged, if not stopped altogether. Apart from payment of ground rent growing over the decades, there is the question of where the money goes: almost certainly to developers or British and foreign investment groups who structure financial affairs to minimise tax by registering offshore. Leaseholders would be impoverishing themselves to enrich people and companies in the Cayman Island, Virgin Islands, Lichtenstein or some other tax haven. This is not acceptable.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 11:12:41 AM
Last Modified: Tuesday, March 07, 2017 11:13:26 AM
Time Spent: 00:00:45
IP Address: 81.140.244.178

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

should be publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

should be freehold

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 11:09:45 AM
Last Modified: Tuesday, March 07, 2017 11:14:25 AM
Time Spent: 00:04:40
IP Address: 81.146.46.89

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Public adoption should be compulsory. This is not flexibility, this is the path to chaos.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leasehold should only be for flats.

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 11:20:17 AM
Last Modified: Tuesday, March 07, 2017 11:22:37 AM
Time Spent: 00:02:20
IP Address: 86.185.40.97

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

There should be no identity as unadopted facilities.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I have no opinion

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 11:20:14 AM
Last Modified: Tuesday, March 07, 2017 11:23:10 AM
Time Spent: 00:02:56
IP Address: 213.106.240.194

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Residents Management Company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases if covered by a residents management plan and a site management fee paid by tenants to maintain sites. However, freehold generally leads to a better managed estate and gives "ownership"

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 12:35:06 PM
Last Modified: Tuesday, March 07, 2017 12:38:00 PM
Time Spent: 00:02:54
IP Address: 81.140.244.178

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I feel strongly that the estate infrastructure on new developments in Deddington should be publicly adopted by the relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I feel strongly that houses on new developments in the Deddington Parish should be sold on a freehold basis.

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 12:35:52 PM
Last Modified: Tuesday, March 07, 2017 12:38:30 PM
Time Spent: 00:02:38
IP Address: 81.135.108.208

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local authority, reduces stress between residents

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold better

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 1:02:30 PM
Last Modified: Tuesday, March 07, 2017 1:10:35 PM
Time Spent: 00:08:05
IP Address: 86.189.172.222

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

There is so much scope for residents' management committees to go bust, cease to function effectively or be subject to fraud that the only safe way of maintaining new housing schemes is for the local authority to take over. Where they get the money from is another matter.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This is a hidden scandal that can make lives of new residents a calamity. The development sells on the leases to private equity investors who can charge what they like for any variation in the lease of the property. This is not building a property owning class, but ensnaring buyers in a dangerous leasehold trap. How developers have got away with it beggars belief, and the law needs to be quickly changed.

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 1:57:35 PM
Last Modified: Tuesday, March 07, 2017 2:02:27 PM
Time Spent: 00:04:52
IP Address: 86.169.68.41

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local authority should be responsible for providing a public service such as bin collection and parking, safe places to play - otherwise what are they spending our tax on?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should be freehold after all owners are paying their mortgages which are evaluated based on the land they are sitting on. private equity investors are just being unreasonably greedy!

#99

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 2:53:58 PM
Last Modified: Tuesday, March 07, 2017 2:57:04 PM
Time Spent: 00:03:06
IP Address: 185.69.144.188

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted not residents

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold

#100

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 4:15:59 PM
Last Modified: Tuesday, March 07, 2017 4:24:14 PM
Time Spent: 00:08:15
IP Address: 86.184.202.208

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If my council tax is lower as a result of a resident management company being responsible for maintenance of infrastructure i do not require I would be very happy.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I think that it is morally wrong, however if buyers are informed of the consequences and still prepared to take that option good luck to them.

#101

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 5:35:09 PM
Last Modified: Tuesday, March 07, 2017 5:41:26 PM
Time Spent: 00:06:17
IP Address: 86.131.66.167

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate infrastructure should be publicly adopted and maintained by the appropriate authority. There are no guarantees that a resident's management arrangement would meet the appropriate standards etc. Also, wrt refuse and waste collection, it does not seem likely that all residents would store refuse in bins at home and then wheel them to the entrance to the estate in order to have the waste taken away. There is a danger that bins would be left at the entrance to the estate on a permanent basis.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should be sold freehold. This allows for local parish decisions on appropriate planning and associated changes, and safeguards the home owner from open ended fees and unknown future costs.

#102

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 07, 2017 11:15:29 PM
Last Modified: Tuesday, March 07, 2017 11:19:01 PM
Time Spent: 00:03:32
IP Address: 185.16.227.46

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

it should always be publicly adopted by the relevant local authority without exception

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#103

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 08, 2017 11:04:45 AM
Last Modified: Wednesday, March 08, 2017 11:08:19 AM
Time Spent: 00:03:34
IP Address: 2.27.135.52

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Yes

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#104

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 08, 2017 3:45:28 PM
Last Modified: Wednesday, March 08, 2017 3:49:47 PM
Time Spent: 00:04:19
IP Address: 86.185.236.122

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The new development should be adopted by the local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

There is absolutely no requirement for long leaseholds on semi-detached or detached properties. This is a deliberate attempt to introduce another level of investor requiring payments from the householder. It should be banned by law - apart from multi-ownership buildings.

#105

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 08, 2017 5:09:28 PM
Last Modified: Wednesday, March 08, 2017 5:23:31 PM
Time Spent: 00:14:03
IP Address: 86.184.202.135

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

In my view it would be best for the local authority to adopt the maintenance of the new infrastructure. I cannot understand what the developers would gain from a 'privately maintained public realm' although suspect there must be some financial gain for them. It would seem unfair for residents of the new properties to have to pay twice. Also, the thought of a private company being responsible for local infrastructure makes me shudder.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I would most definitely not purchase a newly built property on such a lease. It appears just another way for developers to make even more money. The rich get richer and the poor get poorer.

#106

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 08, 2017 5:47:03 PM
Last Modified: Wednesday, March 08, 2017 5:49:48 PM
Time Spent: 00:02:45
IP Address: 213.120.39.7

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Residents

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Against

#107

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 08, 2017 9:34:05 PM
Last Modified: Wednesday, March 08, 2017 9:34:57 PM
Time Spent: 00:00:52
IP Address: 5.81.157.134

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Maintained by management company.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases better

#108

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 09, 2017 2:16:16 PM
Last Modified: Thursday, March 09, 2017 2:20:13 PM
Time Spent: 00:03:57
IP Address: 78.150.95.94

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

publicly ADOPTED

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

FREEHOLD

#109

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 09, 2017 2:22:29 PM
Last Modified: Thursday, March 09, 2017 2:23:46 PM
Time Spent: 00:01:17
IP Address: 82.16.115.57

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#110

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 09, 2017 2:27:58 PM
Last Modified: Thursday, March 09, 2017 2:29:25 PM
Time Spent: 00:01:27
IP Address: 92.19.248.252

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#111

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 09, 2017 5:26:52 PM
Last Modified: Thursday, March 09, 2017 5:30:09 PM
Time Spent: 00:03:17
IP Address: 213.120.39.7

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

residents, assuming the roads have not been adopted by the Council

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Bad practice should not be allowed. Opens door to escalating ground rent.

#112

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 09, 2017 6:04:42 PM
Last Modified: Thursday, March 09, 2017 6:04:53 PM
Time Spent: 00:00:11
IP Address: 86.53.232.30

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

gg

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#113

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 10, 2017 11:48:11 AM
Last Modified: Friday, March 10, 2017 11:52:26 AM
Time Spent: 00:04:15
IP Address: 86.184.202.135

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

A 'Residents' management company' sounds like somebody making money somewhere.

A common sense approach would surely suggest that nobody would want to pay for a service twice as they are already paying council tax.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold would surely be the common sense approach to avoid any threat of ground rents being increased.

#114

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 10, 2017 3:36:55 PM
Last Modified: Friday, March 10, 2017 3:44:53 PM
Time Spent: 00:07:58
IP Address: 84.93.60.10

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted, for a number of reasons. To make sure it happens. Less cause for disagreement. Financial concerns.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Prefer Freehold, numbr of reasons, one being a perception of longevity and stability. Presume easier to obtain mortgage for freehold. Difficulties selling in future once Freehold drastically reduced. Freehold is the cultural background of most if UK in recent history.

#115

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 10, 2017 4:19:22 PM
Last Modified: Friday, March 10, 2017 4:30:40 PM
Time Spent: 00:11:18
IP Address: 5.81.176.154

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If non adopted where will the bins be collected? I assume the houses at Gaveston Gardens end of the estate will push their bins into Gaveston rather than wheel them down to the main road for collection. We, at the end of the road can look forward to approximately 80 bins lined up on a blue and brown day !!

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It's up to the purchaser to decide whether or not to buy a leasehold property. I can't see how it will effect local people.

#116

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 11, 2017 1:59:11 AM
Last Modified: Saturday, March 11, 2017 1:59:44 AM
Time Spent: 00:00:33
IP Address: 82.16.127.166

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

k

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

k

#117

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 11, 2017 10:15:13 AM
Last Modified: Saturday, March 11, 2017 10:23:26 AM
Time Spent: 00:08:13
IP Address: 84.93.95.112

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Management company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I have no view but would personally not buy a lease old property.

#118

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 11, 2017 2:01:24 PM
Last Modified: Saturday, March 11, 2017 2:05:38 PM
Time Spent: 00:04:14
IP Address: 86.141.112.170

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted BT the local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

New developments to be sold freehold.

#119

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 11, 2017 2:35:14 PM
Last Modified: Saturday, March 11, 2017 2:47:44 PM
Time Spent: 00:12:30
IP Address: 86.185.39.45

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Roads servicing more than 3 or 4 properties should be adopted by the LA. This is the only way to ensure consistent and safe access to public areas such as the play areas. Also, it is totally unrealistic for 80+ wheelie bins to be placed on the Oxford Road frontage, the impact on the movement of traffic whilst the bin lorry is loading these bins would be significant.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

If this means properties are more affordable (instead of more profit for the developers) this could be a good idea. Although more affordable this will be offset by ground rent charges etc. However, my main concern is that, over time, the properties will become less and less attractive to subsequent purchasers leading to run down and unwanted properties. So considering everything I don't think this is a good idea unless a cap is put on the additional charges and the freehold charge is capped!

#120

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 11, 2017 5:44:20 PM
Last Modified: Saturday, March 11, 2017 5:46:22 PM
Time Spent: 00:02:02
IP Address: 81.153.105.42

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

It should be the relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should be freehold.

#121

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 11, 2017 5:47:09 PM
Last Modified: Saturday, March 11, 2017 5:47:38 PM
Time Spent: 00:00:29
IP Address: 86.173.74.244

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Bbb

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#122

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 12, 2017 12:33:59 PM
Last Modified: Sunday, March 12, 2017 12:35:19 PM
Time Spent: 00:01:20
IP Address: 86.158.57.95

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

SHOULD BE PUBLICLY ADOPTED BY THE RELEVANT LOCAL AUTHORITY.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

ALL HOUSES ON NEW DEVELOPMENTS SHOULD ONLY BE SOLD AS FREEHOLD.

#123

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 12, 2017 9:27:51 PM
Last Modified: Sunday, March 12, 2017 9:32:16 PM
Time Spent: 00:04:25
IP Address: 86.151.38.194

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Strongly feel that these should be publicly adopted by the local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Strongly object to house being sold on long leases. House should remain freehold.

#124

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 13, 2017 9:28:12 AM
Last Modified: Monday, March 13, 2017 9:34:10 AM
Time Spent: 00:05:58
IP Address: 185.5.66.110

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

In order to stay in control in our own village and householders to remain in control of their own homes, houses on new developments should be sold on a freehold basis. We need to remove any uncertainty for families purchasing those homes and protect the village from a development that is owned by a faceless 'investor' who will make decisions first and foremost to make money - for themselves.

#125

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 13, 2017 1:28:39 PM
Last Modified: Monday, March 13, 2017 1:31:07 PM
Time Spent: 00:02:28
IP Address: 81.153.216.4

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Infrastructure should definitely be adopted by the relevant local authority. The alternative is an open excuse to extract money on inequitable terms from residents.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

There is no justification whatsoever except greed on the part of developers for not making freehold standard. In short, new developments should be sold with freehold under all circumstances.

#126

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 14, 2017 10:26:34 AM
Last Modified: Tuesday, March 14, 2017 10:28:49 AM
Time Spent: 00:02:15
IP Address: 81.143.10.177

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They should NOT be maintained by the Local council. They are an integral part of the sale property.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Lease sale is unacceptable and will cause problems in the future and possibly prevent resale

#127

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 14, 2017 5:00:32 PM
Last Modified: Tuesday, March 14, 2017 5:04:51 PM
Time Spent: 00:04:19
IP Address: 86.141.112.197

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New developments should be maintained by a residents management company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

New houses should be sold with freehold.

#128

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 15, 2017 11:03:50 AM
Last Modified: Wednesday, March 15, 2017 11:20:17 AM
Time Spent: 00:16:27
IP Address: 82.71.53.250

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The developers must be required to pay to bring the roads up to the necessary standard to be adopted by the District Council. It is inconceivable that the residents of 85 houses will each week need to wheel their bins to the main road. The service charges to be raised by a management committee would inevitably lead to dissension between the residents when the opposite is required in this new community. They are also likely to hit hardest those with the least resources living in the so-called affordable dwellings.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses on all new developments [except those owned by housing associations] must be sold freehold. 999 year leases are deceitful. The original developers are more than likely to sell on the leases to other companies, who will be free to increase the ground rents inexorably - again hitting hardest the residents in so-called affordable dwellings.

#129

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 15, 2017 5:16:05 PM
Last Modified: Wednesday, March 15, 2017 5:24:25 PM
Time Spent: 00:08:20
IP Address: 81.140.242.224

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I would always favour public adoption:

it ensures the construction is up to standard otherwise the council will not adopt.

the residents pay council tax the same as everyone. So why shouldn't they get their roads etc maintained as well privately managed amenity open to anyone raises the issue of insurance for public liability

Developers favour this system because they can skimp on the construction and have a role in charging management fees rising each year.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

what benefit is there to a purchaser?

Are the properties radically cheaper? They are not.

So the purchaser is faced with ongoing annually increasing ground rents. In the long term the property may be difficult to resell.

Leasehold was common in London after the war. My parent first house was leasehold on a 100 years. They had a job to sell it once the lease got to about 70 years. I'm not in favour of leasehold property.

#130

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 15, 2017 8:07:01 PM
Last Modified: Wednesday, March 15, 2017 8:23:57 PM
Time Spent: 00:16:56
IP Address: 31.52.32.97

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I am totally in favour of an estates infrastructure being managed by the relevant local authority which would be in keeping with the surrounding area. Especially as some areas would be a public amenity.

There would be no guarantee at all that the estate would be managed if left to local residents.

Also it would be nice if the residents could put out their dustbins outside their own houses. More convenient for them and less of an eyesore for everyone else.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

999 year leases are just a bizarre idea. Certainly less marketable houses. Who wants to own a house and pay ground rent, have a landlord, need permission for alterations etc? Seems the worst of all worlds.

Totally against this idea.

#131

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 15, 2017 10:21:51 PM
Last Modified: Wednesday, March 15, 2017 10:26:01 PM
Time Spent: 00:04:10
IP Address: 84.93.51.151

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

they should always be adopted by the relevant local authority. From experience chasing money for a residents management company leads to neighbours falling out when residents don't or can't afford to pay the charge

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Although this is done in cities and large properties it would make the properties less attractive to buyers in the long run also the household running costs appear to me more expensive.

#132

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 11:45:11 AM
Last Modified: Thursday, March 16, 2017 11:47:14 AM
Time Spent: 00:02:03
IP Address: 88.97.50.230

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Unadopted estate infrastructure seems very unfair if new residents get no reduction in Council Tax yet have to bear the cost of maintenance of amenities open to everyone (e.g. replacement of playground equipment). Misdесcribing play areas and other open space vested in residents' management companies as the "public realm" is a bit rich. All estate infrastructure, including balancing ponds (which raise health and safety issues), should continue to be publicly adopted.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Selling houses on new estates on very long leases instead of traditional freehold is simply a device for developers to extract more profit by stripping-out the freehold reversion and selling it to third party investors. The cost of buying-out the discounted future ground rent income stream, as the media have exposed, will have an adverse impact on the marketability and sale price of such properties. The practice has been strongly criticised in the recent Government White Paper. Leasehold tenure should not be entertained.

#133

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 11:44:12 AM
Last Modified: Thursday, March 16, 2017 11:47:20 AM
Time Spent: 00:03:08
IP Address: 213.205.194.41

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Residents would have more control if it was a management company. It might feel worse but ultimately be easier?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold would be far better in my opinion. Long leases sound like a way for the big guys to make money

#134

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 11:44:01 AM
Last Modified: Thursday, March 16, 2017 11:53:59 AM
Time Spent: 00:09:58
IP Address: 86.189.172.180

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estates should be publically adopted. Our close is not adopted as the developer failed to lay the roads and footpaths to council standards. This saved the developer money and is a historic liability for residents. Our management company was wound up years ago with some acrimony. Hopefully the road will not need refurbishing in my lifetime.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It is difficult and expensive enough to become a house owner. Leaseholds make matters worse. An unencumbered home should be everybody's right.

#135

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 12:11:56 PM
Last Modified: Thursday, March 16, 2017 12:16:23 PM
Time Spent: 00:04:27
IP Address: 86.130.84.233

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted to maintain a standard and consistent approach towards all village inhabitants

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold. The type of leases now being offered can lead to uncertainty and complications about cost agreements.

#136

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 2:31:50 PM
Last Modified: Thursday, March 16, 2017 3:03:25 PM
Time Spent: 00:31:35
IP Address: 82.71.53.250

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Roads should definitely be maintained by the local authority. All the residents need to bring one and on alternate weeks two bins out. Imagine the strain, especially for those furthest from the road, of having to push/pull bins up to the main road, in all weathers. And imagine the sight of 85 or 170 bins along the Oxford road - what impression would that give of Deddington, both to Deddington residents and to those passing through?

If the roads are unfit for bin lorries, what about fire engines, and removal and delivery vehicles?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Not a good idea. Sooner or later the lease will be sold on and the ground rents will increase. 'Virtual freehold' is a myth which sounds tempting but is a snare.

#137

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 4:51:07 PM
Last Modified: Thursday, March 16, 2017 4:52:42 PM
Time Spent: 00:01:35
IP Address: 109.154.159.69

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

estate infrastructure should be publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

new houses should be sold on freehold not long leases

#138

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 16, 2017 10:58:10 PM
Last Modified: Thursday, March 16, 2017 11:03:44 PM
Time Spent: 00:05:34
IP Address: 109.145.52.91

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I believe this is a detrimental step in terms of residents being required to take on the running of such infrastructure. All aspects should be maintained by the relevant local authorities.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I would not wish to see leasehold houses in new developments. There have been a number of reported cases where freeholds have been sold on and there is no legal requirement to advise the leaseholder. The current law on leasehold property is substantially geared towards flats and not houses.

#139

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 17, 2017 1:31:32 PM
Last Modified: Friday, March 17, 2017 1:33:18 PM
Time Spent: 00:01:46
IP Address: 135.196.36.209

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Residents management company is best for flexibility

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#140

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 17, 2017 4:36:00 PM
Last Modified: Friday, March 17, 2017 4:57:13 PM
Time Spent: 00:21:13
IP Address: 31.51.240.176

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

We, my wife and I, are against parts of the village being managed by residents management committees. There is a danger that the committees will not always ensure the high standards we enjoy today. There is also the risk of controversy e not paying for the amenity use them. This is likely with children's play area. A serious accident would be one such event. Parking is another subject of dispute. If refuse vehicles will not enter the site a ridiculous situation develops

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

My wife and I do not support the development of leasehold houses in the country. Unless the increases in annual leasehold charges is known and the cost of buying the leasehold at some future date is known the lease holding property owner faces a future of uncertainty

#141

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 18, 2017 4:33:26 PM
Last Modified: Saturday, March 18, 2017 4:36:02 PM
Time Spent: 00:02:36
IP Address: 81.141.231.225

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

by the relevant local authority , this is what you pay your rates for

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

leases could be a good idea for the young getting housing

#142

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 18, 2017 9:26:29 PM
Last Modified: Saturday, March 18, 2017 9:32:02 PM
Time Spent: 00:05:33
IP Address: 213.122.126.42

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Developers will build to a lower standard not to 'adoptable standards'. Service companies can dig up the areas for their mains and also backfill to a sub standard thus leaving owners to pick up repair costs as time passes.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leaseholds are invariably sold on to companies specialising in them and who knowing the ropes will gain maximum income when they can. Avoid.

#143

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 18, 2017 11:02:19 PM
Last Modified: Saturday, March 18, 2017 11:06:44 PM
Time Spent: 00:04:25
IP Address: 5.81.175.242

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the relevant authority. In the long run this option makes more sense.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold for the reasons outlined above.

#144

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 8:09:51 AM
Last Modified: Sunday, March 19, 2017 8:11:45 AM
Time Spent: 00:01:54
IP Address: 86.191.66.62

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

This should be maintained by the relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should be sold freehold.

#145

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 12:15:37 PM
Last Modified: Sunday, March 19, 2017 12:28:23 PM
Time Spent: 00:12:46
IP Address: 109.154.159.53

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The infrastructure should be publicly adopted by the relevant local authority. Although the term 'infrastructure' is rather misleading given that it refers here to limited amenities. It is unfortunate that developers are unable to contribute more to the wider impact of much needed housing developments.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Despite this being a bit of a leading prompt to oppose 999yr leases there is little advantage in this and the houses would be better to remain freehold. However, there is a link here with the previous question in that if the development is to have a residents' management committee to oversee the estate's unadopted status then this committee would also provide a mechanism for leaseholders to negotiate with the landlords. At some point in the period of lease this may lead to benefits not currently obvious.

#146

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 2:15:12 PM
Last Modified: Sunday, March 19, 2017 2:17:48 PM
Time Spent: 00:02:36
IP Address: 86.133.33.149

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They should be publicly adopted by the relevant council.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

All new houses should be sold freehold.

#147

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 4:50:46 PM
Last Modified: Sunday, March 19, 2017 5:04:12 PM
Time Spent: 00:13:26
IP Address: 82.38.235.11

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

F

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#148

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 7:26:14 PM
Last Modified: Sunday, March 19, 2017 7:26:51 PM
Time Spent: 00:00:37
IP Address: 80.193.147.106

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

no

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold? **Respondent skipped this question**

#149

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 10:44:58 PM
Last Modified: Sunday, March 19, 2017 10:48:00 PM
Time Spent: 00:03:02
IP Address: 109.148.208.205

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New developments should be adopted by the relevant authority . The residents will be paying council tax and should be under the authority's jurisdiction

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

New developments should definitely be Freehold

#150

INCOMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 19, 2017 10:48:57 PM
Last Modified: Sunday, March 19, 2017 10:52:26 PM
Time Spent: 00:03:29
IP Address: 109.148.208.205

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If the local authority has granted planning permission and residents are subject to Council Tax then the developments should be adopted by that authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold. As stated properties would be less marketable and could have a long term adverse affect on our village communities

#151

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 20, 2017 11:14:22 AM
Last Modified: Monday, March 20, 2017 11:15:48 AM
Time Spent: 00:01:26
IP Address: 86.157.216.78

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

PRIVATELY

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

FREEHOLD BETTER

#152

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 20, 2017 12:20:04 PM
Last Modified: Monday, March 20, 2017 12:29:22 PM
Time Spent: 00:09:18
IP Address: 109.148.208.137

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New housing developments should be publicly adopted by the relevant local authority to ensure that local facilities can be enjoyed by the whole community, that residents are not subject to unexpected additional costs which may fall unequally on those less able to pay and that adoption of roads and other infrastructure is ensured. The situation for blocks of multiple dwelling blocks such as flats may be different and should be reviewed individually

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

My view is very clearly that new housing developments should be freehold and clearly so for purchasers. The potential risk of future unacceptable costs and restrictions is far too great

#153

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 20, 2017 4:59:10 PM
Last Modified: Monday, March 20, 2017 5:06:57 PM
Time Spent: 00:07:47
IP Address: 86.189.172.180

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I prefer estate infrastructure on new developments to be publicly adopted by the relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

My opinion is that the possibility of houses on new developments in our Parish should be sold by freehold.

#154

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 20, 2017 5:16:56 PM
Last Modified: Monday, March 20, 2017 5:21:15 PM
Time Spent: 00:04:19
IP Address: 86.186.115.143

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The infrastructure should be adopted by the council - Otherwise the residents will be burdened with ever-increasing and uncontrollable maintenance costs

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leasehold is a bad idea - just a way of making houses easier to sell to unsuspecting or desperate purchasers who will for ever be burdened by rents over which they have no control

#155

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 20, 2017 5:00:44 PM
Last Modified: Monday, March 20, 2017 5:26:47 PM
Time Spent: 00:26:03
IP Address: 86.138.237.138

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Personally if I were buying a new property it would preferably be on a publicly adopted development. However I do not see what this has to do with the neighbourhood plan. If these developments go ahead and the houses are sold then there is no problem, especially in terms of the neighbourhood plan. I see it as yet another attempt by certain residents and DDW to find a reason why we should not have any further houses being built.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I am not in favour of residential housing being sold on a long lease. I thought this was something that was abandoned years ago. I also believe it is something being looked at by government with a view to making it an unavailable practice. However, no matter what the outcome of any legal change, as I said in question 1, what has it got to do with the neighbourhood plan. It appears to be yet another attempt by certain residents and DDW to use it as a reason to object to further development in the village

#156

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 20, 2017 10:39:51 PM
Last Modified: Monday, March 20, 2017 10:44:15 PM
Time Spent: 00:04:24
IP Address: 46.65.251.104

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Having lived in privately maintained areas, I am against them for two reasons. 1st..the maintenance fees will continue to increase - especially if mismanaged. Second, there was a concern about liability. Private residences can be held responsible for accidents or injuries on private land even when it can be used by the public.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I would rather see people being able to own their property. Therefore, I support freeholds.

#157

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 21, 2017 4:11:05 PM
Last Modified: Tuesday, March 21, 2017 4:14:02 PM
Time Spent: 00:02:57
IP Address: 213.122.126.83

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

They should be built to adoptable standard and adopted. The alternative is much worse for the residents long-term as private roads are rarely properly maintained.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should always be sold freehold. Long leases generate an additional income stream for developers who have already realised full market value, as well as being a detrimental complication, constraint and cost to the buyer.

#158

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 21, 2017 6:25:09 PM
Last Modified: Tuesday, March 21, 2017 6:27:29 PM
Time Spent: 00:02:20
IP Address: 81.135.108.221

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think estate infrastructure should be publicly adopted - roads and children's play areas and public open space especially

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses on new developments should most definitely be sold freehold. Leaseholds for new houses are a scam.

#159

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 21, 2017 6:21:17 PM
Last Modified: Tuesday, March 21, 2017 6:28:02 PM
Time Spent: 00:06:45
IP Address: 109.148.208.137

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I believe it is best for estate infrastructure to be adopted by the relevant local authority. The alternative leaves future residents open to numerous issues and costs regarding maintenance and liabilities. Future property sales could also be affected, which could result in properties being left empty, which is not good for the village as a whole.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses sold on a long lease basis could potentially have limited sale-ability, especially in later years as the lease reduces. There are also additional costs involved in increasing terms of a lease, which would fall to purchasers. I do not think this practice is attractive to people wishing to buy into the village.

#160

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, March 21, 2017 10:22:49 PM
Last Modified: Tuesday, March 21, 2017 10:33:02 PM
Time Spent: 00:10:13
IP Address: 2.27.204.101

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

To maintain parity with other roads in the parish, any new developments infrastructure should be maintained by the same local authority. The risk of private management companies failing to maintain reasonable conditions in favour of profits is too high.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I personally dislike the idea of leaseholds on houses unless the lease is owned by a non-profit organisation, eg local authority. Private (for-profit) leaseholds can only benefit those people who own the lease and not the resident, whilst the resident still has to pay (near/actual) market value for the property that they will never actually own (ie freehold).

#161

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 11:17:25 AM
Last Modified: Wednesday, March 22, 2017 11:27:06 AM
Time Spent: 00:09:41
IP Address: 86.154.159.156

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If the estate infrastructure is not publicly adopted by the LA, then there will be an additional cost to homeowners, this could effect the viability of ownership of low cost homes by housing associations. If the bin collection is only made at the entrance to the development, then any homes designed for the elderly will also need a bin management solution.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long lease developments will be less attractive to housing associations, making low cost housing less viable. Long lease developments are a underhand way of generating a continuing income stream by refusing to relinquish the asset once it has been developed.

#162

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 2:07:13 PM
Last Modified: Wednesday, March 22, 2017 2:26:53 PM
Time Spent: 00:19:40
IP Address: 109.154.159.60

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The estate infrastructure should be adopted by the relevant local authority. The expenses of the sort of setup outlined above will add an unfair extra burden on those who will be paying a full council tax; we cannot foresee any council discounting their tax because they are not maintaining the infrastructure. They would be paying a Residents' Management Company to carry out the tasks which the local authority would normally do; effectively paying council tax twice. Bearing in mind that 30 of these properties are described as "affordable", such a second charge on the owners/tenants seems to contradict the idea of "affordable".

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leasehold has not up to now been the usual way of selling houses on modern estates, and for all the reasons above it should not be allowed to come into usage.

#163

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 2:42:38 PM
Last Modified: Wednesday, March 22, 2017 2:50:23 PM
Time Spent: 00:07:45
IP Address: 86.133.32.247

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate management on mixed use developments should be undertaken by the relevant local authority who should be funded to meet the requirements taken on through future taxation at local and national level. There should not be a two tier system encouraged as this will lead to potential issues in the future

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Totally against this idea. The principle is likely to lead to a mis-selling claim in the future and only serves to provide additional profits for the developer with no visible benefit for the potential house purchaser. The future rent increases need to be capped and the liability placed on the new home purchaser is inadequately explained at the time of purchase.

#164

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 4:00:54 PM
Last Modified: Wednesday, March 22, 2017 4:04:41 PM
Time Spent: 00:03:47
IP Address: 213.122.126.18

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Is the council tax reduced if residents manage the area ? Perhaps on a small development it may work but more than 20 properties maybe not.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold, otherwise more money for land owners.

#165

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 5:02:54 PM
Last Modified: Wednesday, March 22, 2017 5:11:45 PM
Time Spent: 00:08:51
IP Address: 81.153.216.81

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

We believe that these areas should be maintained by the relevant local authority as they are shared spaces

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I do not know nor understand enough about freeholds or leaseholds to have an opinion

#166

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 5:49:28 PM
Last Modified: Wednesday, March 22, 2017 5:53:44 PM
Time Spent: 00:04:16
IP Address: 86.141.44.131

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The local authorities should take responsibility rather than a management company where fees can rise unpredictably and pensioners can face high charges while not using the facilities. They cannot be expected to take bins to the main road.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold should be the only option as leases lead to unknown charges and fear of insecurity.

#167

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 6:04:05 PM
Last Modified: Wednesday, March 22, 2017 6:05:29 PM
Time Spent: 00:01:24
IP Address: 109.145.175.237

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

They should be sold as freehold

#168

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 6:51:02 PM
Last Modified: Wednesday, March 22, 2017 6:52:50 PM
Time Spent: 00:01:48
IP Address: 86.185.39.78

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold, otherwise this is just another money making racket for the developers who already get too much

#169

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 22, 2017 10:47:31 PM
Last Modified: Wednesday, March 22, 2017 10:55:21 PM
Time Spent: 00:07:50
IP Address: 86.185.153.224

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think that new developments should be adopted by the relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I have personal experience of owning only the leasehold and it was confusing, complicated, costly and only served the purposes of the individual who owned the freehold. It was completely unfair. I think all properties should be sold as freehold.

#170

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 23, 2017 1:36:53 PM
Last Modified: Thursday, March 23, 2017 1:39:57 PM
Time Spent: 00:03:04
IP Address: 82.69.19.33

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

All houses should be freehold.

#171

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 23, 2017 3:37:30 PM
Last Modified: Thursday, March 23, 2017 3:45:33 PM
Time Spent: 00:08:03
IP Address: 108.171.128.162

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think the roads should be adopted by Cherwell District Council. If I understand the above statement correctly, if the roads didn't become public highways then a whole estate would have wheel their bins to the nearest public road. This would be impractical. The open spaces, and play areas should be maintained by the residents.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I don't like the idea of houses being sold on a leasehold basis.

#172

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, March 23, 2017 6:40:40 PM
Last Modified: Thursday, March 23, 2017 7:16:50 PM
Time Spent: 00:36:10
IP Address: 81.141.212.35

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The estate infrastructure should be publicly adopted by the relevant local authority. This would be fair on all who use facilities and any who use the infrastructure.

If left to management companies or private residents' associations, there is a risk that facilities/roads etc could fall into disrepair. With regard to children's play areas in particular, if not maintained by the LA it might cause difficulties where children from 'outside' want to play on equipment and are asked to leave. More worryingly, equipment might fall into disrepair resulting in accidents to children.

The developers' claim that residents have greater control and more flexibility is dubious. If parking restrictions cannot be imposed and refuse collections cannot be made except from the nearest public highway, how is that greater control for them?

It seems like just another money spinning ruse at the expense of people who are already paying for a service through their Council Tax.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Absolutely ridiculous in my view. Yet more money grabbing. How can it possibly be right for a developer to sell a property yet still retain a claim over it?

There is no such thing as 'virtually' freehold!

Greedy developers trying to line the pockets of private equity investors at the expense of the buyer.

I agree that this could affect the value of such properties for resale.

#173

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 24, 2017 10:52:10 PM
Last Modified: Friday, March 24, 2017 10:58:04 PM
Time Spent: 00:05:54
IP Address: 88.97.50.230

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New developments should be publicly adopted by the relevant local authority. The Local Authority is a much better body to control the common business of an estate as it is independent and it has the larger picture of the surrounding area.

Residents will be paying Council Tax but privately maintained areas will not be funded by the Council and the estate dwellers therefore receive little benefit from their payment.

The majority of householders would be unable to wheel a wheelie bin along a road to a main highway, they are heavy and ungainly even for young and fit people manœvering them on a level, even surface.

If estate infrastructure is not adopted by the Council the residents will be unable to ensure that the public spaces and play areas, that they are paying to maintain, are only used by estate dwellers. Furthermore in the case of balancing ponds there would be a high risk liability which could not be borne by a resident group.

There is increasing pressure in housing estates for parking and this is exacerbated by narrow roads. Without any parking controls disputes can easily arise which could involve both resident and non- residents and be very difficult to resolve.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I disagree with long leases. Buying a leasehold property encourages instability in the market as it encourages residents to move more often to maintain a longer lease situation. This only works to benefit the developer and management company.

The leaseholder is subject to the management company which may be efficient and responsible but, if not, they could charge unfairly high rents without responsible management thereby again leading to an undesirable situation for the lessee.

#174

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 25, 2017 8:59:39 AM
Last Modified: Saturday, March 25, 2017 9:02:31 AM
Time Spent: 00:02:52
IP Address: 81.141.213.126

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate infrastructure on new developments needs to be publicly adopted by the local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses on new developments should be sold freehold.

#175

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 25, 2017 4:00:46 PM
Last Modified: Saturday, March 25, 2017 4:44:18 PM
Time Spent: 00:43:32
IP Address: 86.150.120.155

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The infrastructure should in all cases be the responsibility of the relevant authority, and be carried out in accordance with the standards appropriate for the purpose. In particular, in relation to the central question, roads should be of the dimensions and construction to carry the loading (postal and refuse vans, an ever increasing number of delivery vans, occasional and visitor parking provision. For this to be carried out other than by the council or other recognised body represents an abdication of their authority, for which the receive (or should receive) appropriate payment via local taxation. This is not the task of any association or other collection of residents, who lack any enforcement authority, and it is not (for example) or should not be the job of residents to move bins about to overcome the deficiencies of the local authority provision

.A lower standard of provision may have an immediate appeal to developers and even to council but inferior standards will be less advantageous, especially when maintenance cost are involved and when residents wish to sell property.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This is surely a case of swings and roundabouts. Freehold may involve initially higher costs, and be easier to follow incremental increases in value. 'Virtually freehold' is an appealing description, albeit somewhat inaccurate. Where redevelopment is concerned freehold properties will almost certainly be more be easily managed, but how often will this occur in the next few years, except (for example) in case where families circumstances change E.g. when starter homes are too small for growing families, or a larger house is too large for the elderly. Surely a case where Horses for courses, is appropriate..

#176

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, March 25, 2017 5:05:10 PM
Last Modified: Saturday, March 25, 2017 5:08:12 PM
Time Spent: 00:03:02
IP Address: 31.48.218.220

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

By the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It should be only freehold

#177

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 26, 2017 7:19:19 PM
Last Modified: Sunday, March 26, 2017 7:30:19 PM
Time Spent: 00:11:00
IP Address: 82.69.10.182

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

As somebody who lives on a normal adopted road, I was wondering why I cared about this question. But, then, my concern is that this could set an unwelcome precedent, to which the next question is related. It strikes me that having separate management companies for certain areas, for which the residents of that area pay, could be divisive and therefore damage the wonderful community spirit we have in Deddington. How long before somebody says "Hey, we pay for that amenity, it's not for public use...", gates go up, etc. Not my idea of how friendly Deddington should develop

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Well, I for one would never buy such a property. However you dress this up, it's clear this is another "clever" money making scheme dreamt up by developers (I feel Arthur Daley would be proud). A leasehold is never freehold, "virtually" or otherwise. Like the previous question though less so, I think such scenes would potentially divisive in Deddington as people get stuck with properties they find it hard to sell.

#178

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 26, 2017 8:37:41 PM
Last Modified: Sunday, March 26, 2017 8:39:12 PM
Time Spent: 00:01:31
IP Address: 81.135.108.221

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New estates' infrastructure should be adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Houses should be sold freehold

#179

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 26, 2017 10:28:51 PM
Last Modified: Sunday, March 26, 2017 10:31:14 PM
Time Spent: 00:02:23
IP Address: 86.141.113.174

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should be freehold

#180

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 26, 2017 10:56:59 PM
Last Modified: Sunday, March 26, 2017 11:03:02 PM
Time Spent: 00:06:03
IP Address: 86.152.86.241

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think that the estate infrastructure should be publicly adopted as they have public assess. I feel residents would come to resent others using the facilities and not paying for them.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It is up to the purchaser to decide whether he is happy with a leasehold arrangement but the pros and cons should be clearly defined. I do feel that leasehold for a house would make it less desirable

#181

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, March 26, 2017 11:06:46 PM
Last Modified: Sunday, March 26, 2017 11:10:44 PM
Time Spent: 00:03:58
IP Address: 86.138.23.185

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be publicly adopted by relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Not in favour of leases - think houses should be freehold.

#182

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, March 27, 2017 12:29:24 PM
Last Modified: Monday, March 27, 2017 1:14:40 PM
Time Spent: 00:45:16
IP Address: 81.151.70.102

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Developers should be made to provide a detailed written account of the benefits and costs residents could derive from private maintenance arrangements. The Builders should also declare any initial or on going financial benefit they derive from such arrangements including any interest in the management company including directorships and share ownership. Services not provided or rationed by the Local Authority may be accessible to the residents but at what additional cost. The Management Company would presumably be a for profit company and residents would pay a premium for any like for like services. Unless significant and tangible benefits are available to residents, they will be paying twice for services funded through the rating system. This seems unfair.

Planning grants must require the builders to provide reasonable facilities for the collection of refuse and re-cycling. 90 sets of rubbish bins lined up on public footpaths/roads for collection whilst refuse vehicles obstruct busy public highways should not be the result.

This trend seems to fit in with the trend of minimising or removing public services from government to provide hands.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This trend looks like a cynical money making scheme benefitting builders and freehold owners at the expense of home owners. Buyers of freeholds for investment purposes are providing no tangible benefit for residents.

This seems an unjustified and unjust money making scheme and should at least be regulated, if not banned.

#183

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, March 29, 2017 7:10:17 PM
Last Modified: Wednesday, March 29, 2017 7:11:17 PM
Time Spent: 00:01:00
IP Address: 89.241.158.160

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

adopted by local authority.....otherwise you may get a lot of infighting

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

why not...if it solves a shortfall

#184

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 9:30:06 AM
Last Modified: Friday, March 31, 2017 9:30:42 AM
Time Spent: 00:00:36
IP Address: 86.147.73.157

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

no opinion

#185

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 5:45:29 PM
Last Modified: Friday, March 31, 2017 5:52:30 PM
Time Spent: 00:07:01
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: These must be publicly adopted (with a satisfactory upfront payment by the developer/builder. Any other arrangement could leave residents of the development or more likely the parish council having to take responsibility once the facility is handed over and any payment to the residents runs out.

2nd respondent: I agree with the above totally.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This is a totally unacceptable arrangement on a village development. It could prove to be very expensive for residents, especially if charges are made to submit planning applications or buy out the lease. This is not a sensible arrangement for traditional estate developments.

2nd respondent: I totally agree with the above.

#186

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 5:55:05 PM
Last Modified: Friday, March 31, 2017 6:09:59 PM
Time Spent: 00:14:54
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Essentially this is a matter to be protected at the design and planning stage by ensuring good design and execution to the adoption standards of the local authority. On completion the matter hinges on the developer. If management falls on home owners, they should be able if desired to engage the local authority to manage as contractors, or adopt responsibility in return for an increase in council tax valuations, reflecting the change of burden for 'common parts' maintenance. Public footpaths would be a different important issue.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This is an undesirable outdated practice now attracting attention in Parliament. It is a means of increasing prices and returns to developer, and disposing of residual liabilities to profit-making 'management' companies. Control of futures uses and extensions etc should be a function of planners by way of conservation areas, permitted development control etc, not highly regarded at present. This is a problem for lawyers to produce modern covenants to protect the neighbourhood

#187

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:10:28 PM
Last Modified: Friday, March 31, 2017 6:11:30 PM
Time Spent: 00:01:02
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New developments should be able to adopted by relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Preferably freehold

#188

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:13:37 PM
Last Modified: Friday, March 31, 2017 6:15:03 PM
Time Spent: 00:01:26
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I would prefer the properties to be freehold

#189

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:15:29 PM
Last Modified: Friday, March 31, 2017 6:16:17 PM
Time Spent: 00:00:48
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold definitely

#190

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:16:49 PM
Last Modified: Friday, March 31, 2017 6:23:48 PM
Time Spent: 00:06:59
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: publicly adopted

2nd respondent: publicly adopted

3rd respondent: publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Houses should be sold freehold

2nd respondent: Should be sold freehold

3rd respondent: Sold freehold

Additional comment: North Oxon residents can be forgiven for wondering whether they are on the same planet as those who claim not enough houses are being built. Can Cherwell (e.g.) produce figures of how many consents for new houses/flats - whether on application or appeal - have been given in each of the past three years, and of these how many on Green Belt?

#191

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:24:47 PM
Last Modified: Friday, March 31, 2017 6:27:41 PM
Time Spent: 00:02:54
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the relevant local authority.
85 wheelie bins - green; 170 mixed bis. Come on.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I understand that there are legal complications with long leases.
Obviously affordable is a different category

#192

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:28:36 PM
Last Modified: Friday, March 31, 2017 6:30:52 PM
Time Spent: 00:02:16
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

All estate infrastructure **MUST** be adopted by the relevant local authority in order to maintain standards of services ensuring that the appropriate estate conforms to the existing locality.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should only be sold on freehold basis. This minimises risk of outside ownership and management

#193

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:32:12 PM
Last Modified: Friday, March 31, 2017 6:38:28 PM
Time Spent: 00:06:16
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: I do not think schemes run by a management company will work satisfactorily for very long. Infrastructure should be run by the local authority.

2nd respondent: They should be publicly adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Flats maybe should sometimes be leasehold. Houses on the other hand should not. More assistance should be given to young people to aid them with mortgaging property in th first place - present situation is unsuitable.

2nd respondent: Houses should be freehold!

#194

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:39:25 PM
Last Modified: Friday, March 31, 2017 6:44:59 PM
Time Spent: 00:05:34
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Why would residents need "more control" over their roads. This sounds like "developer gobbledegook" - what is the advantage to residents? Secondly, what if residents fail to properly maintain their roads etc? This could lead to "sink areas" for the village!

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Obviously these terms are less desirable for the purchaser - and a;sp less desirable for the community (who/which would have less control over undetermined/unknown future "freeholder"). It stinks like 15-day old fish!

#195

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:45:30 PM
Last Modified: Friday, March 31, 2017 6:48:44 PM
Time Spent: 00:03:14
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Should be publicly adopted by the relevant local authority
2nd respondent: I agree, Should be publicly adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: No. 999 year lease are not ownership and eventually do wrong for he leaseholder
2nd respondent: No. I think the 999 year lease does no favour for the leaseholder

#196

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, March 31, 2017 6:48:55 PM
Last Modified: Friday, March 31, 2017 6:52:54 PM
Time Spent: 00:03:59
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

This practice will create tension and fuel resentment if non-residents' children use the privately maintained equip, meant, not the mention the potential hassle of emptying rubbish into communal bins. A transparent attempt to avoid additional outlay from developers which should be outlawed entirely.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

A scam by private developers making a mockery of residents. Leasehold is completely inappropriate for single house and should be outlawed.

#197

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:02:55 PM
Last Modified: Saturday, April 01, 2017 5:05:17 PM
Time Spent: 00:02:22
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

We believe that the estate infrastructure on the new development should be publicly adopted by Cherwell district council, local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

We believe that houses should be sold freehold, and this decision is based largely on future affordability

#198

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:05:30 PM
Last Modified: Saturday, April 01, 2017 5:08:47 PM
Time Spent: 00:03:17
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: They should be managed publicly by the local authority.

2nd respondent: As above

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: New developments should sold freehold

2nd respondent: As above

#199

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:08:58 PM
Last Modified: Saturday, April 01, 2017 5:10:39 PM
Time Spent: 00:01:41
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Local authority
2nd respondent: Local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: freehold
2nd respondent: freehold

#200

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:10:51 PM
Last Modified: Saturday, April 01, 2017 5:12:57 PM
Time Spent: 00:02:06
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

MUST be publicly adopted by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

FREEHOLD. Absolutely not leasehold

#201

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:13:08 PM
Last Modified: Saturday, April 01, 2017 5:13:37 PM
Time Spent: 00:00:29
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

By relevant authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold

#202

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:14:13 PM
Last Modified: Saturday, April 01, 2017 5:19:02 PM
Time Spent: 00:04:49
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate infrastructure should be publicly adopted by local authority (CDC). There is a strong possibility that service charges from residents' management co might not be paid by all residents. Short term residents could object to the charges. This would result in court cases etc, ie, not a good situation in my opinion

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases are very good for developers, but vey bad for householders. Future charges can be large and would definitely inhibit future sales. Therefore bad idea. Stick to freehold

#203

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:20:23 PM
Last Modified: Saturday, April 01, 2017 5:28:27 PM
Time Spent: 00:08:04
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Residents management arrangements can work well if adequately resourced and properly supervised, but left unpriced can well degenerate into an untidy and careworn location.

The alternative is for a council to assume controlled maintain the location, but if this responsibility is to be accepted the the developer should provide such amounts of funds as to enable the council to maintain the facilities for a number of years without the location being a drain on the rest of th council's reserves.

Particularly important are children's play areas where health/safety, inspections, requirements are like to be expensive as the years go by. On balance the council should take responsibility for the development, but only if adequate financial compensation is provided by the developer

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Quite likely if the developer so chooses, but if possible to be resisted.

In future with leaseholds there could well be a conflict between a council's opinion on improvements/changes and that of the landlord.

#204

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:29:16 PM
Last Modified: Saturday, April 01, 2017 5:30:14 PM
Time Spent: 00:00:58
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate infrastructure should be publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

All houses should be freehold

#205

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 5:30:43 PM
Last Modified: Saturday, April 01, 2017 5:33:37 PM
Time Spent: 00:02:54
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Publicly adopted to ensure refuse collection from individual houses rather than have bins lined up on the main road
2nd respondent: Ditto

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: No view
2nd respondent: No view

#206

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:17:28 PM
Last Modified: Saturday, April 01, 2017 6:20:16 PM
Time Spent: 00:02:48
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be adopted by CDC otherwise residents may face abandonment as regards waste disposal and maintenance of estate roads and play areas

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold every time, if sold on a long lease there is no control over future charges and escalating costs for the owners

#207

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:21:36 PM
Last Modified: Saturday, April 01, 2017 6:23:03 PM
Time Spent: 00:01:27
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate infrastructure should be maintained by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

New houses should be sold freehold

#208

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:23:46 PM
Last Modified: Saturday, April 01, 2017 6:32:27 PM
Time Spent: 00:08:41
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I believe estate infrastructure on Deddington new developments should be publicly adopted by Cherwel DC. If 90+ new dwellings are erected, on blue and brown bin day that would mean a possible 180 bins being deposited on the Oxford Road roadway. The bins are an eyesore when put out for collection (even when just two of them) so 180 bins at the entrance to the village will look ridiculous.

Parking will be a problem - even with just one car per household. Many people also have a works vehicle (due to their job). The Daedings has a present problem of works transit vans parking on the entrance road to the Dealings and beyond causing hassle and inconvenience for residents.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

There has been quite a lot of publicity recently re new homeowners being caught out buying leasehold - and that is discovering that the ground rent increases dramatically as time goes on. Why do major developers sell new houses on 999 leases - to make money to fill their coffers.

#209

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:33:01 PM
Last Modified: Saturday, April 01, 2017 6:34:02 PM
Time Spent: 00:01:01
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly accessible amenities should be maintained by CDC.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Should remain freehold where possible

#210

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:34:50 PM
Last Modified: Saturday, April 01, 2017 6:42:26 PM
Time Spent: 00:07:36
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Of course estate infrastructure should be adopted by the relevant local authority and the residents pay appropriate council tax as we all do for these services. The thought of all the refuse bins being dragged and positioned to the nearest highway is one big reason for this to be essential!

The fragility and complicated set-up of a privately maintained infrastructure is too reliant on private individuals. We have a working system within our council why should it change for any new estate build? It shouldn't.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Dreadful idea for most of the reasons listed above, not least the increasing costs and the ultimate lack of full ownership. This would be off-putting for any buyer I would think.

Surely the main reason for new build is to provide more 'affordable' housing therefore why would any one entering the market forfeit full ownership. The whole idea of leasehold is appalling and typical of cities NOT villages.

#211

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:42:38 PM
Last Modified: Saturday, April 01, 2017 6:54:23 PM
Time Spent: 00:11:45
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Estate infrastructure should be publicly adopted.

2nd respondent: Estate infrastructure should be publicly adopted.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Houses should be freehold

2nd respondent: Houses should be freehold

#212

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:54:32 PM
Last Modified: Saturday, April 01, 2017 6:57:20 PM
Time Spent: 00:02:48
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted always. Short term gain by developer leading to long term issues for residents and the community

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

This system of virtual freehold is done to boost the developers asset base. It is not in the interest of resident or the community

#213

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 6:58:13 PM
Last Modified: Saturday, April 01, 2017 7:02:32 PM
Time Spent: 00:04:19
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

People buying these houses will need to ask themselves these question and respond. They will know these terms and conditions when they buy.

Is this fear of 'something' that has generated this survey, of so, look at that first and change it!

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Then don't buy them. Most of London is leasehold and most of those belong to a very select few!! Has not stopped London property marketable.

We all have choice and it's choice that creates change, not fighting!!

#214

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 7:02:51 PM
Last Modified: Saturday, April 01, 2017 7:06:12 PM
Time Spent: 00:03:21
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: They should be publicly adopted

2nd respondent: Infrastructure for all new developments should adopted by the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Houses should be freehold. Leasehold is just another way of making money from hard-pressed homeowners.

2nd respondent: There is no such thing as 'virtually freehold'. Houses should be sold as freehold - and that is what it should mean

#215

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, April 01, 2017 7:06:51 PM
Last Modified: Saturday, April 01, 2017 7:08:09 PM
Time Spent: 00:01:18
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be maintained by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases are only to the developers' advantage and are just a long term cash cow.

#216

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 02, 2017 6:00:14 PM
Last Modified: Sunday, April 02, 2017 6:03:11 PM
Time Spent: 00:02:57
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

It seems to me that people will think twice about buying homes where estate infrastructure is not maintained by the relevant local authority. This would add extra cost and inconvenience to residents. Not a good plan.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold v leasehold? Freehold much more likely to sell, even if leasehold properties are slightly less expensive to buy.

#217

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 02, 2017 6:03:23 PM
Last Modified: Sunday, April 02, 2017 6:07:10 PM
Time Spent: 00:03:47
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted. this system works so why change it? A 'public realm' would cause friction and division between households of different economic circumstances.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

The new dwellings should be freehold. Long leases are only beneficial to the freeholders, otherwise, what is the point?

#218

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 02, 2017 6:07:22 PM
Last Modified: Sunday, April 02, 2017 6:09:50 PM
Time Spent: 00:02:28
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Long leases better if f/h owned by parish. More control. Parish keeps the land. If private land, better to be f/h.

#219

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 02, 2017 6:10:23 PM
Last Modified: Sunday, April 02, 2017 6:11:11 PM
Time Spent: 00:00:48
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Would prefer freehold

#220

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 02, 2017 6:14:14 PM
Last Modified: Sunday, April 02, 2017 6:23:26 PM
Time Spent: 00:09:12
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Full knowledge of the responsibilities of living on a residents; management maintaining infrastructure is very important. But if moving on to an estate with open eyes, what does anyone else have to complain about.

The only downside is the requirement to move refuse bins to the highway for collection. And as an estate of 85 houses this would mean 170 bins on one week and 85 on another build-up by the main road.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

People buying on long leases need to fully understand the conditions of their lease. As this is now causing problems where it has transpired that the ground rent under certain leases can increase by 100% every ten years. Again if people buying do so with eyes fully open, what does anyone else have to complain about.

#221

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, April 02, 2017 6:26:08 PM
Last Modified: Sunday, April 02, 2017 6:37:17 PM
Time Spent: 00:11:09
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Who would the mngt com be? sounds very likely to cause problems for those not on the committee. This, I feel, would certainly make the houses less desirable to purchase or lease, with less certainty for the future for purchasers ir leaseholders. Awful idea!

2nd respondent:

Tuesday morning:

- * Bin lorry crew with 190+ bins to empty at site entrance
 - * huge traffic jam
 - * cars unable to get out of new property
 - * traffic lights with children trying to get to school
- = CHAOS!!
-

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: I cannot see any reason to think that leasehold is better than freehold. Too many 'unknowns' make me feel uncomfortable. Ground rent and permission from landlord ties away ownership in its really form. No thank you.

2nd respondent

- * Residents management does not usually work
 - * Estate roads will, in time, get into major disrepair
-

#222

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 03, 2017 6:53:18 PM
Last Modified: Monday, April 03, 2017 6:57:25 PM
Time Spent: 00:04:07
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

All estate infrastructure should be publicly adopted so estates are not built with sub-standard roads and the residents are not subjected to extra unknown expense in the future for upkeep of all the facilities. The alternative is a recipe for conflict and disaster.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I am appalled that developers can sell new houses leasehold. Purchasers may never afford to buy the freehold or have any idea what additional expense they may have to pay over time.

#223

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 03, 2017 6:58:00 PM
Last Modified: Monday, April 03, 2017 7:01:44 PM
Time Spent: 00:03:44
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Clearly the granting of planning consent without adequate conditions in relation to the estate infrastructure is regrettable and the estate residents will suffer the consequences. The mind boggles at the thought of an array of residents wheeling their refuse bins for collection in the main road and the traffic consequences (already significantly increased by resident vehicles) will be further worsened by slow refuse collection vehicles!

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

All houses in the parish should be freehold

#224

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, April 03, 2017 7:01:55 PM
Last Modified: Monday, April 03, 2017 7:15:58 PM
Time Spent: 00:14:03
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Adopted by CDC/OCC. Disgraceful was o developers evading their responsibilities and costs of building proper infrastructure and the local authority getting away with supporting less and still expecting th same council tax payment! It will also create "2nd class" system in the community!

200 bins on the highway will create eyesore! Play areas must be adopted to ensure they are maintained to the same standard as others in the parish. What if my kids went to play there! Would they be allowed? This will create divisions in our community.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Again - sharp practice! Should not be allowed with no exceptions! How can people spend hundreds of thousands on a house and not own it and what happens at the end of the lease?

#225

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 8:55:10 AM
Last Modified: Tuesday, April 04, 2017 8:59:56 AM
Time Spent: 00:04:46
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Publicly adopted by the relevant local authority

2nd respondent: Publicly adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Having heard/learnt about this in the media - we would strongly prefer for houses to be on freehold so as to avoid any future problems regarding increase in ground rents each year and houses not being able to be sold freely and easily.

We wouldn't want any householder "trapped" and not able to sell their property if they needed to.

Second response: As above

#226

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 9:00:43 AM
Last Modified: Tuesday, April 04, 2017 9:18:30 AM
Time Spent: 00:17:47
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The new development in Deddington should be adopted by the relevant local authority - how many refuse bins would there be by the main road? They are still required to pay council tax as well as found rent etc. Yet another scheme by despicable developers.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

If the neighbourhood plan is implemented and Deddington doesn't become an overflow area for Oxford, swamping the village with new houses (think Banbury) then all new properties should be freehold.

#227

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 9:19:03 AM
Last Modified: Tuesday, April 04, 2017 9:49:50 AM
Time Spent: 00:30:47
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think they should be maintained by the residents' management company

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold. I think 999 year leases are a con and a way for developers to add a new revenue stream for adding nothing for the buyer in return. The practice should definitely not be allowed. They also leave the buyer in a state of servitude to the freeholder even though they have bought their own property.

#228

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:22:09 PM
Last Modified: Tuesday, April 04, 2017 4:26:34 PM
Time Spent: 00:04:25
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: If I was thinking of moving on to a new development, I would want to be part of a residents' management company.
2nd respondent: Distances to public highway?

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Would this help first-time new tenants to get a home.
Flexibility late for selling their house and move to freehold property?
2nd respondent: "Communication" - important

#229

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:27:25 PM
Last Modified: Tuesday, April 04, 2017 4:29:51 PM
Time Spent: 00:02:26
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

The estate infrastructure should be built to a high standard then adopted and services by the local authority (CDC)

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

New developments should definitely be sold fully freehold rather than line the pockets of private investors in the future

#230

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:31:49 PM
Last Modified: Tuesday, April 04, 2017 4:35:19 PM
Time Spent: 00:03:30
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

New residents should not be 'penalised' for living on a new development. The relevant infrastructures should be publicly adopted by the relevant local authority.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

If it were possible to enforce these houses should be sold on a freehold basis only

#231

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:36:13 PM
Last Modified: Tuesday, April 04, 2017 4:37:38 PM
Time Spent: 00:01:25
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Prefer maintenance by residence

2nd respondent: Not the local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Prefer freehold

2nd respondent: Freehold

#232

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:38:39 PM
Last Modified: Tuesday, April 04, 2017 4:42:32 PM
Time Spent: 00:03:53
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

We foresee that there will be many more problems if an estate is run by the residents. How will you get people to serve on the committee and to agree. It won't work.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

At least with freehold it's up to the occupier to maintain high standard. Also what happens if the maintenance charge is sold on and raised so high that people cannot sell. Never buy leasehold

#233

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:43:47 PM
Last Modified: Tuesday, April 04, 2017 4:45:31 PM
Time Spent: 00:01:44
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

All roads, children's play areas, public open spaces should all be adopted by Cherwel District Council so that correct maintenance can be carried out

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

All houses should be sold freehold only

#234

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:45:59 PM
Last Modified: Tuesday, April 04, 2017 4:55:34 PM
Time Spent: 00:09:35
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: The new roads should be built to a standard that would ensure that they are adopted by CDC. This must/should be a prerequisite before even considering building. You are most unlikely to get an effective residents' man. coy. especially with absent landlords in a buy-to-let situation.

2nd respondent: All roads on new estates should be publicly adopted. If not does this mean in the case of the new estate currently being built on a day when there are 2 wheelie bins for collection there will be 170 bins/plastic bags along the main road? The village will look like a slum.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Long leaseholds are yet just another lucrative gravy train for development coys. As leases get shorter they become less attractive to both buyers and lenders so I can see no benefit.

Second respondent: Thankfully this does not and hopefully will not apply to me but I am completely against new builds being on a lease only. Surely it is everyone's ambition to own their own home without being answerable to a third party.

#235

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 4:56:08 PM
Last Modified: Tuesday, April 04, 2017 5:06:11 PM
Time Spent: 00:10:03
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

From my understanding, at the David Wilson development in Deddington, this occurred because they tried to squash too many houses into the development, meaning roads were too narrow for refuse lorries. This is profiteering and not good for future residents. "Flexibility" means a lack of control in my view. Overall, I believe unadopted roads are not a beneficial way forward

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Again, this sounds like profiteering. Anything that pushes house prices up (apart from normal economics) is a bad thing in my view. When the current trend is for "affordable housing" this does not seem to be a benefit to anyone other than "greedy" developers

#236

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:07:27 PM
Last Modified: Tuesday, April 04, 2017 5:10:08 PM
Time Spent: 00:02:41
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Should be publicly adopted by the relevant local authority

2nd respondent: Estate infrastructure should be adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: They should be sold freehold

2nd respondent: Houses on new developments should be sold freehold

#237

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:10:21 PM
Last Modified: Tuesday, April 04, 2017 5:12:22 PM
Time Spent: 00:02:01
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold is important for potential owners

#238

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:38:59 PM
Last Modified: Tuesday, April 04, 2017 5:41:06 PM
Time Spent: 00:02:07
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: publicly adopted by the relevant local authority e.g. Cherwell District Council

2nd respondent: as above

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: To be sold as freehold in our parish only. Not leasehold basis.

2nd respondent: As above

#239

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:42:33 PM
Last Modified: Tuesday, April 04, 2017 5:44:57 PM
Time Spent: 00:02:24
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

If commuted sums are paid by the developer then there is no problem with public adoption. The increase in private road is to be avoided creating effective gated-off areas. People should be free to roam

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I think they should be fully freehold

#240

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:45:23 PM
Last Modified: Tuesday, April 04, 2017 5:50:51 PM
Time Spent: 00:05:28
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Definitely by local council not privately. I written to council before.

Children must have best play area and not adopted - I think we need swim pool. More houses means pressure on schools and health services

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I don't like 99 lease. owing to next of kin eventually going back to developers if will own my house!

#241

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:52:02 PM
Last Modified: Tuesday, April 04, 2017 5:57:06 PM
Time Spent: 00:05:04
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Local infrastructure should be adopted by the local council so if a developer goes out of business the owners of the houses don't get left with poor roads. Council tax should be put up to cover the maintenance of such roads to maintain high standard in our area.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Properties should be sold as freehold as it makes it difficult to sell on when you ar3 up against freehold properties at a later date. Multiple occupancy housing may be leasehold but not individual title houses as hidden charges appear for those not used to the process of buying and selling houses.

#242

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:57:36 PM
Last Modified: Tuesday, April 04, 2017 5:58:56 PM
Time Spent: 00:01:20
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Should be adopted by local authority and then anyone can enjoy the facilities

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

In view of what is being considered in parliament about this topic I believe they should only be freehold

#243

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 5:59:45 PM
Last Modified: Tuesday, April 04, 2017 6:03:24 PM
Time Spent: 00:03:39
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Estate infrastructure on new developments should definitely be adopted by the relevant local authority. Anything else could lead to divisiveness in the community.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

I disagree strongly on houses in new developments being sold on 999 year leases. They are not virtually freehold as there is no failsafe way of controlling the rise in grand rent over the years

#244

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:04:00 PM
Last Modified: Tuesday, April 04, 2017 6:05:52 PM
Time Spent: 00:01:52
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted by the relevant local authority. Privately maintained infrastructure can only benefit the developer

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold - less future complications - everyone knows where they stand

#245

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:06:17 PM
Last Modified: Tuesday, April 04, 2017 6:13:19 PM
Time Spent: 00:07:02
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Cherwell DC takes its public responsibility seriously and with good record of service locally it has to be better because accountable to ratepayers. Left to a residents' management committee to keep roads, lighting, refuse & drainage up to Deddington standard, resulting amenity could well differ: GHETTO in the making

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

It seems to me that leasehold is more of a city option whereby developers can benefit from ground rent. the point of new village development is to create HOMES as urged by government. Complexities will deter home-buyers keen to be part of village life. Deddington does not need commuter dormitories, only for rent

#246

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:13:30 PM
Last Modified: Tuesday, April 04, 2017 6:14:54 PM
Time Spent: 00:01:24
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

1st respondent: Council

2nd respondent: adopted by the relevant local authority

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

1st respondent: Freehold only. Leasehold is a racket.

2nd respondent: Freehold

#247

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:15:29 PM
Last Modified: Tuesday, April 04, 2017 6:17:22 PM
Time Spent: 00:01:53
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Adopted by local authority is preferred. Refuse collection efficient if whole district can be dealt with as a group not separately

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold preferred. Rent or buy, not both

#248

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:18:12 PM
Last Modified: Tuesday, April 04, 2017 6:22:24 PM
Time Spent: 00:04:12
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

I think this is a very bad idea. It is always better for the relevant local authority to have this role. Community management company is another way of someone wanting power.

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Absolutely not. This is the thin end of the wedge. The British have always desired to own their own property. Freehold is sacrosanct. It might work in France but definitely not here! I can just imagine landlords rubbing their hands together in glee. Never, never, very very bad idea.

#249

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:22:35 PM
Last Modified: Tuesday, April 04, 2017 6:24:37 PM
Time Spent: 00:02:02
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Publicly adopted - would allow for parking control; and collection of bins on estate NOT on busy road

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Freehold - gives flexibility on resale and potential alterations

#250

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, April 04, 2017 6:24:53 PM
Last Modified: Tuesday, April 04, 2017 6:28:40 PM
Time Spent: 00:03:47
IP Address: 137.101.46.125

Page 2: 1. Estate roads, children's play areas, open spaces etc.

Q1 What are your views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted by the relevant local authority?

Personally, I would be against having to wheel my "wheelie" bin to the nearest public highway. Where in Deddington would there be room for umpteen on the highway. Would be very unsightly

Page 3: 2. Freehold versus 999-year leases

Q2 What are your views on the possibility of houses on new developments in our Parish being sold on long leases rather than freehold?

Leasehold properties tend to be better maintained by the(Management landlords) since it is in their interest to ensure this is done. This is also to the benefit of other local residents in the standing of their own properties.
