

## **Appendix 1**

### **CDC – LOCAL MANAGEMENT ORGANISATION REQUIREMENTS**

1. Provide a method statement of how the funding will be provided to the Management Company to cover maintenance costs in perpetuity.
2. Provide a method statement of how capital funding for replacement items/unforeseen costs will be generated.
3. The Council's twice yearly inspection costs will be paid as a commuted sum for the first fifteen years for monitoring of the management company's maintenance standards.
4. Confirmation that the standards of maintenance will be identical to the standard set out in the Councils Technical Specifications for Landscape and Cleansing Operations.
5. Confirmation that a diminishing bond will be put in place to cover the Council's costs of maintenance and management of the site, to be available for council to draw on if standards delivered by the Management Company do not match those set out in the Council's Technical Specifications.
6. Confirmation that the Council has the step in rights if the management company let standards drop below the standards set out in the Councils Technical Specification along with the rights to recover its costs.
7. Confirmation that at no point will the service charges levied on residents increase the rents for affordable housing above 80% of the open market rents as published by the Home and Communities Agency (HCA), where Affordable Rents are in place.
8. Confirmation that all Public Open Space, Outdoor Sports Pitches and Play areas remain accessible and usable by the general public in perpetuity.
9. If the management company goes into administration, confirmation that title deeds of all public open space, outdoor sports or play areas transfer to the council as the provider of last resort.