

NOTICE OF MOTIONS UNDER PROCEDURE RULE 16

To consider the following notice of motions submitted under Procedure Rule 16:

1. **The following motion has been submitted by Councillor Thusu, and will be seconded by Councillor Cragg:**

"We call on the Council to acknowledge that the completion of a new Local Plan paves the way for numerous developments within the Borough.

It is recognised that many of these new developments may incorporate a management company responsible for the maintenance of common areas.

In some cases this could lead to potential financial burdens on residents through high or escalating fees where management companies have not been set up properly reflecting the interests of householders, a situation colloquially termed as 'fleecehold';

The growing concern over excessive and unfair leasehold charges has gained attention at both government and local levels, and it is understood that government are already addressing these concerns, underscoring the need for supportive measures to protect residents from unfair fees and charges.

Some councils have initiated actions to utilise available powers to aid residents facing these issues, and so, demonstrating a positive stance in tackling this challenge;

This Council resolves to:

Commit to a comprehensive review of all potential avenues—within the planning system or through alternative measures where legally appropriate—to support and protect residents from the adverse impacts of excessive service charges.

Ensure that the primary focus of the review encompasses:

The identification of mechanisms to mitigate service charge related issues in new developments, ensuring future residents are safeguarded where possible from excessive maintenance fees.

The Investigation of what mechanisms could offer non-financial support to existing residents already affected by such agreements.

This approach aims to ensure that the Council's efforts are well-informed and seeks to address the concerns of our community.

This work will culminate in a detailed report with recommendations to CPPP within a six-month timeframe."