



## **We Want to Make Life Better and More Affordable in Fernwood**

1. Many of us in Fernwood are paying more than **twice the actual cost** of maintaining our Village due to the high management fees charged by OM/FirstPort.
2. David Wilson Homes refused to pay Newark and Sherwood District Council to take ownership of the Village open spaces contrary to the original planning permission and instead contracted a private company that house owners are required to pay in addition to their Council Taxes.
3. David Wilson Homes are apparently intent on giving Fernwood open spaces to a private maintenance company who are answerable only to their shareholders and have been proven to be unreliable. The Parish Council wants to take care of the all of the Village open spaces and facilities in the spirit of the original planning permission which would also result in lower costs to residents.
4. Multiple significant errors have been found in the OM accounts for Fernwood.
5. Freehold house owners have OM on their Land Registry Title document and are treated as “long leaseholders” by having to pay a fee of up to £500 to ask for permission to undertake any works, either inside or out, to the property that they own. They must pay OM/FirstPort to change their mortgage company or to sell their property.
6. Nearly 20% of Fernwood Villagers are exempt from charges and restrictions on their properties.
7. Many who own their own garages pay over £250 a year to be able to drive over the private road or parking leading up to it.

The Parish Council is writing to Barratts/David Wilson Homes to formally request ownership of the public open spaces be transferred to the Parish Council with the maintenance costs of the open spaces being paid for through a small increase in the Council Tax. This would then spread the costs fairly amongst all Villagers.

The transfer of the open space maintenance to the Parish Council would result in the removal of OM/FirstPort from Freeholders title deeds. This would also remove the need to ask for permission to undertake works to a freehold property and also the need to pay for the involvement of anyone else in the sale or mortgage of a freehold property.

The increase in your Council Tax portion for Fernwood is expected to be very significantly less than the present maintenance charge once a small one off legal cost of the change to the Land Registry documents has taken place.

Produced by the Fernwood Maintenance Strategy Group  
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