

Objectives of the Fernwood Maintenance Strategy Group

1. To determine whether the maintenance work that is carried out by the present contractor satisfies the agreed Service Level Agreement by reference to the Fernwood Joint Maintenance 'Walkabout' Group and others, and to identify any shortfalls.
2. To examine the service and management charges invoiced by OM and determine whether they are transparent, fair and reasonable and whether they represent "Value for Money".
3. To examine the contracts between owners, leaseholders and OM. Identify commonality and differences, to determine whether any are in breach of standard codes of fair practice.
4. To examine the legality of the contract documentation between the developers and OM especially in regard to the guarantee under contract to service the existing village for 5 years post the completion of the final house built.
5. To determine the most appropriate way for maintenance to be provided to the common estate areas and leasehold properties both in the short/medium and long term.
6. To provide regular updates on the progress of the Group and to make recommendations to the Parish Council.
7. To engage with the residents of Fernwood to enlist their support, and to communicate the progress of the Group through all suitable means.

July 2014