

Legal Services Team
Havant Borough Council
Public Service Plaza
Civic Centre Road, Havant PO9 2AX

Your Ref: for the attention initially of James Paterson
Our Ref: AT/54603292
Date: 1 September 2022

Dear Sirs,

**Section 106 Agreement 1 June 2022 land adjacent to 54 Longcopse Lane Emsworth
Hampshire
The Council of the Borough of Havant ("the Council") (1) A C Horne and others (2) Metis
Homes Limited (3)
("the Agreement")**

We refer to the Agreement and not by way of limitation Schedule 1 clause 1 thereof.

We now enclose:

1. Copy memorandum and articles of Harbour Reach Emsworth Limited
2. Copy plan showing the development with the legend indicating the common parts and the plan showing the delineation of the individual plots by the red edging
3. A specimen of the transfer that is to be used for each plot.

The arrangement follows a usual pattern. The transfer (see Schedule 3 Part 2 and Schedule 6) contains positive covenants requiring each owner of a plot to contribute to the maintenance etc. of the common parts. The positive covenants are enforceable against successors in title by (see clause 2 and the Fourth Schedule) the normal mechanism of a restriction on the title preventing registration of a disponee unless they execute a deed of covenant with the management company to observe and perform those positive covenants. The transfer also requires (see clause 1.4.2) the transferor (Metis Homes Limited) to transfer the management land/common parts to the management company (named in the transfer as Harbour Reach Emsworth Limited) once the last

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of the plots is sold for a nominal £1 consideration. Until that last sale (see clause 1.4.1) Metis Homes Limited is required to undertake the maintenance etc. of the management land/common parts.

This letter is submitted so as to request the approval in writing of the Council pursuant to clause 1.6.2 of the Agreement.

Yours faithfully,

Larcomes Legal Limited

A handwritten signature in black ink, appearing to read 'Larcomes', followed by a comma and a short horizontal line.