



GIVONS GROVE ESTATE LIMITED

REGISTERED OFFICE: SECRET GARDEN, THE DOWNS, LEATHERHEAD KT22 8LD
REGISTERED IN ENGLAND & WALES UNDER COMPANY NUMBER: 02958898

BUILDING AND DEVELOPMENT RULES 2019

1. INTERPRETATION

In these Rules:

“GGEL” means Givons Grove Estate Limited;

“the original Vendor” means Givons Grove (Leatherhead) Estate Limited or Mr W K Clarke;

“Resident” means any person who owns either solely or with others a property on the Givons Grove Estate;

“Works” has the meaning assigned to it by clause 4.

2. INTRODUCTION

The purpose of the Rules is to protect the estate from the exceptional wear and tear caused to the roads and verges by construction work.

3. PREAMBLE

GGEL, a company whose ordinary shareholders are Residents of the Givons Grove Estate, has succeeded to the residual rights and obligations of the original Vendor, and undertakes the upkeep and maintenance of the roads and verges (which it owns) in discharge of the obligation entered into by the Residents or their predecessors in title each to bear a proportionate amount of the cost of the upkeep of the roads.

The Rules provide an equitable method whereby Residents who carry out Works contribute to the costs incurred by GGEL (and hence all shareholders) through the shortening of the life of the roads and verges caused by, or incidental to, Works, whether damage is identifiable or not.

4. THE WORKS

The Rules will apply to all Residents wishing to:

- (A) Construct or demolish and then reconstruct any house on their land; OR
- (B) Construct or demolish and then reconstruct any building additional to a house or make any alteration or extension to a house on their land; OR
- (C) Carry out other work to the property for example (but not limited to) the installation of a driveway, swimming pool, tennis court, extensive hard or soft landscaping.

5. ASSESSMENT OF CHARGE

GGEL require any Resident proposing to undertake Works to notify either the Roads Director or the Planning & Development Director of GGEL of their proposals, for the purpose of establishing whether a charge is applicable and if so at what level.

Such notification shall be made at least 2 months before the commencement of the Works.

6. THE SCALE OF CHARGES

Where a Resident undertakes Works, they shall pay to GGEL the appropriate amount below

- As per 4(A) £ 4000
- As per 4(B) where the gross external floor area is :

Greater than 100 m sq.	£ 2500
50 - 100 m sq.	£ 1500
25 – 50 m sq	£ 750
0 - 25 m sq	£ 500
- As per 4(C) £ 500.

Payment is to be received 4 weeks before commencement of the Works.

7. CHARGE FOR ACTUAL DAMAGE TO THE ROADS AND VERGES

Prior to the commencement of the Works, the Resident must agree with GGEL the condition of the roads and verges in the vicinity of his/her property, such condition being recorded in photographs. Where in the course of undertaking Works actual damage is caused to the roads and verges belonging to GGEL (whether in the vicinity or elsewhere), the Resident shall be liable to repair and make good that damage, failing which GGEL will repair the damage and charge the cost to the Resident, irrespective of any payment made under The Scale of Charges.

8. SERVANTS, AGENTS AND CONTRACTORS

Where a Resident employs servants, agents and/or contractors to undertake Works, the Resident will be responsible for all actions of the same including any damage to the roads and verges committed by them. GGEL will look to the Resident to exercise proper control over them. Compliance with the “Residents Code of Practice for Givons Grove residents undertaking building work” should be included as a term of every contract, and the Resident must ensure that his servants, agents and/or contractors have copies of the photographs recording the condition of the roads and verges in the vicinity of his property prior to the commencement of the Works.

9. COMMENCEMENT

These Rules, having been approved by the shareholders of GGEL, by Special Resolution at the Annual General Meeting on 21st January 2019 was made by the Board of GGEL pursuant to Section 20 of the GGEL Articles of Association to take effect on 1st February 2019 in replacement of the previous version in effect up until that date.