

Taylor Wimpey

19th January 2010

Dave Watts MP
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Dear Mr Watts,

Re: **[REDACTED] Highmarsh and Makerfield Residents Association**

Your letter to our Chief Executive, Peter Redfern, dated 22nd December has been forwarded to me to respond formally.

To answer your direct questions:

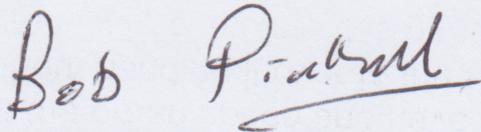
The open space on this development was always intended to be managed by The Vista Road Management Company and funded by an annual levy on the residents of the development. This arrangement is written into the transfer documentation of every plot and should not be a surprise to any of the residents.

Taylor Wimpey (and its predecessors, namely George Wimpey and Rivermead Homes) laid out the green space and have been maintaining it, at their expense for a number of years, without handing it over to the Management Company. Following pressure from the Local Authority to complete this handover, we investigated the possibility of adoption of the property by St Helens Council. The Council considered this request, but requested a commuted sum of £102,000 for the onward maintenance. Clearly that was a solution we are not prepared to entertain and accordingly reverted to the original arrangement.

Mr [REDACTED] has been quite vocal in this objection to this scheme but, as has been explained to him on a number of occasions, it is the basis on which his property was sold to him.

Whilst I accept the company has not dealt with this issue expediently, we have carried the cost of maintaining the open space for a number of years and are now simply implementing the arrangement for the onward maintenance in accordance with the contract between Taylor Wimpey and our customers.

Yours sincerely,



Bob Pickthall F.C.I.O.B
Managing Director

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