

UPLANDS ESTATE HOUSEOWNERS' ASSOCIATION

HIGHFIELD SOUTHAMPTON

First Steps When Considering Developing an Uplands Estate Property

The Uplands Estate Houseowners Association Committee is dedicated, on behalf of all the Estate homeowners and the wider community, to maintaining the beauty, unique character and historical interest of the Uplands Estate.

The Estate's architect and founder Herbert Collins (1885-1975) protected his vision by incorporating covenants (promises) into each of the house leases. These covenants remain in force today and require homeowners to keep their properties in good maintenance and repair and to obtain permission from the freeholder before making any substantial alterations.

In 1983 Herbert Collins' heirs gifted the freehold to four trustees, all themselves Estate residents, on the express understanding that the Residents' Association (now the UEHA Committee) would make every effort to enforce the lease covenants.

If you are considering adapting or renovating your Uplands Estate property, you should follow these steps:

- Consult the revised Design Guidance (2020) to see whether your proposed works are likely to be approved or whether any modifications may be required. <http://www.ueha.co.uk/for-residents.html>
- If you decide to proceed, submit your request for consent to the Committee uplandsestate@gmail.com by the last Monday of the month for consideration at the next month's meeting (usually the first Monday of the month). The Design Guidance tells you what information is likely to be needed which might include plans and photographs.
- The Committee will aim to consider your request at its next meeting on a first-come first-served basis. We will aim to let you know our decision within 14 days of the monthly meeting or tell you if the application has been rolled over to the next month's meeting by reason of pressure of other business.
- Sometimes the Committee may request further information or propose a site visit by a small delegation.
- If the Committee says no, you may be able to revise your plans and resubmit for consideration at a later meeting.

Once you have the Committee's consent, you may proceed subject to planning permission or any other permissions required.

Potential consequences of carrying out works without authorisation include:

- A requirement to put the property back in its original condition.
- Complications and hold-ups with conveyancing should you wish to sell.
- Wasted expense in the form of building expenses, professional fees and legal or additional conveyancing costs.
- As a last resort, enforcement of the covenants by court action (for example to prevent works or to require rectification) or even forfeiture of the lease.

The Committee favours a consensual approach and is always pleased to give advice and guidance. We are willing to meet with architects, surveyors or other professionals. If you are unsure, do please ask.

The Uplands Estate Houseowners Association Committee

March 2021

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