

ST GEORGE'S PARK

Thursday 6th August 2026

Dear Resident,

The Residents' Association has asked us to circulate the statement currently provided when a property at St George's Park is being sold.

This statement is used in response to a question contained within the standard LPE1 form, which is completed by solicitors to provide information to prospective purchasers. To ensure consistency and accuracy, the same response is provided in all cases.

Should there be any material developments in relation to the matters referred to below, the statement will be updated accordingly.

We hope that the statement will not deter prospective purchasers and that it will be viewed in the context of the ongoing process.

Statement

A dispute has arisen with a Lessee concerning alleged compliance issues under Sections 20 and 22 of the Landlord and Tenant Act 1985.

The matters raised include:

- *Compliance with Section 22 of the Landlord and Tenant Act 1985;*
- *Alleged non-compliance with Section 20 in relation to:*
 - *a long-term agreement for building insurance;*
 - *decoration works carried out at The Cedars; and*
 - *the refurbishment of Maes Court undertaken by Park Grove.*

Proceedings have commenced in the First-tier Tribunal and, as of the date of this statement, remain unresolved.

If you have any questions regarding this matter, please contact the Sales Office.

Many thanks.

Philip Smith

Philip Smith
Chief Executive Officer

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