



## Lawton Hall Management Limited

### Ref: Lawton Hall Estate Agent Signage Policy

Dear Sir / Madam

The residents and owners of Lawton Hall estate value the professional services that you provide and are keen to work together with you to the mutual benefit of all. Hence we would like to draw your attention to our policy detailed below.

Progressive misuse of the Lawton Hall estate agents panel sign has made it necessary for the LHML board to reiterate the policy for its intended and correct use. We appreciate that your signage is probably sub contracted to a third party and you may not even be aware of the finished result. Therefore, can we request that you make your contractors aware of our policy and politely ask that you enforce it.

#### **BACKGROUND:**

The structure sited at the entrance to Lawton Hall Drive was erected to accommodate Estate Agent Sales / To Let boards as the terms of owner's leases prevent them from being mounted directly on the properties themselves. Its secondary purpose was to provide a consistent and highly visible facility by which all Agents could advertise their clients equally and fairly. Unfortunately, over a period of time this policy appears to have been forgotten and a recent gross misuse of it has made it necessary for the board to re-issue that policy.

#### **THE AREA:**

The area to the left of the entrance to Lawton Hall Drive reflects on the image of the whole estate, hence we invest in it's maintenance. For this reason, we do not allow any independent structures to be erected within that area. As it is private land, any such sign will be removed.

#### **THE STRUCTURE:**

The panel sign structure consists of 9 aluminium slats measuring 60cm wide x 15cm high. Each set of 3 slats are intended to accommodate a single sales board. Hence each board is to measure 60cm wide x 45cm high. This allows for up to 3 sales boards at any one time which should be adequate.

#### **FASTENING:**

The panels are laminated and drilled on the corners to provide two options for fastening. They can either be fastened by cable ties or applied by velcro strips. They are not to be printed onto adhesive vinyl and stuck on as this leaves the adhesive behind once removed and looks very unsightly when the space is vacant.

#### **REMOVAL:**

It is generally accepted that in a modern internet driven world - Estate Agent signs do not sell properties! We feel therefore that the benefit of such a sign has reduced to a means of advertising the Agent more than the property itself. Whilst we appreciate the commercial value of such an opportunity, it was not what the structure is intended for. Therefore - We insist that all signage must be removed within 5 working days of a property's completion.

#### **CLEARANCE:**

Once a sign is taken down it must be removed from site. For whatever reason we occasionally find signs deposited on the ground behind the hedge. As signage costs an agency money, it is hard to think that it is deposited intentionally by the agent concerned and may be the malicious act of a competitor agency. Either way, it is the responsibility of the agent to check that their boards are still in place, as any boards found in this way will be treated as 'Fly tipping' and will be removed accordingly.

Please see the attached visual demonstrating how our panel sign should look when used as intended.

Yours faithfully

**Steve Channon**

Chair - Lawton Hall Management Limited

Lawton Hall Management Limited

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# Lawton Hall — Estate —

PROPERTIES FOR SALE OR LET

• FOR SALE •



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