

Dear Stephanie

Thank you for your email of the 20th May. Having reviewed the file, I cannot trace ever having received the Transfer/Conveyance between Essex County Council and the Parish Council. Subject to the wording, I would have to agree with Essex County Council. Responsibility passes to the new owners of the land on the sale. This would make the Parish Council liable. I would however, like to check the position as against the Conveyance to the Parish. If this was in the 1980s it may not be registered at HM Land Registry. If the contractors, in dealing with the drainage had been negligent, there could in principle have been a claim against them. I think it however unlikely that any guarantee given over 30 almost 40 years ago would still be valid. I am sorry to be the bearer of disappointing news.

Yours sincerely

Rachel Liebeschuetz