Website Terms & Conditions

SOUTHERN COUNTIES MANAGEMENT LIMITED | Last reviewed: November 2026

1. Introduction

Welcome to the website of Southern Counties Management Limited. These Terms & Conditions govern your use of our website at www.scml.management. By accessing or using the website, you agree to comply with these terms. If you do not agree, please refrain from using the website. We may amend these terms from time to time; changes will be published on this page.

2. Information About Us

This website is operated by Southern Counties Management Limited, registered in England and Wales (company number 06700197).

Registered Office: CKR, East Hill, Dartford, Kent, DA1 1RZ.
VAT Registration Number: 814 6400 53.
Postal Address: PO Box 006, Enterprise Way, Edenbridge, Kent, TN8 6HF.
Telephone: 01732 860543. Email: info@scml.management.

We are members of the Property Redress Scheme (PRS) and The Property Institute (TPI).

3. Purpose of Our Website

Our website provides general information about Southern Counties Management Limited and the property management services we offer. It is intended for information and enquiries only and does not provide access to individual property accounts, management records or online payment facilities.

We make reasonable efforts to ensure that information published is accurate and up to date. However, information may change and we cannot guarantee that all content will be complete, accurate or current at all times. The information is for general guidance and should not be relied upon as legal, financial or other professional advice. Please contact our office if you require specific clarification.

4. Property Management Services

Southern Counties Management Limited provides property management and associated services to its clients under separately agreed contractual arrangements. Nothing on this website constitutes an offer to provide management services or creates a contractual relationship between the company and any website visitor.

Our management responsibilities are determined by the relevant Management Agreement, applicable leases, legislation and other contractual arrangements. Website information does not amend or override any existing Management Agreement, lease or other legally binding document. Where we act as managing agent, our role and authority are determined by the relevant arrangements.

5. Website Enquiries and Communications

Visitors may contact us using the contact details or enquiry facilities provided on our website. We endeavour to respond within a reasonable period during normal business hours.

Submitting an enquiry through our website does not constitute formal notice under a lease, Management Agreement or other legal document unless the applicable requirements for service have been satisfied. Our website and general enquiry facilities should not be relied upon for reporting emergencies requiring immediate attention. Where an incident presents immediate danger to life or safety, contact the appropriate emergency services.

6. Use of Our Website

You agree to use our website lawfully and in a manner that does not interfere with its operation or the rights of others. You must not:

- Use the website for unlawful, fraudulent or misleading purposes.
- Attempt to gain unauthorised access to our website, systems or information.
- Introduce viruses, malicious software or other harmful material.
- Interfere with the security, functionality or availability of the website.
- Copy, reproduce or distribute website content for commercial purposes without prior written permission, except where permitted by law.

We reserve the right to take appropriate action where the website is misused.

7. Intellectual Property

Unless otherwise stated, the text, design, graphics, logos and other original content on this website are owned by Southern Counties Management Limited or used with permission. These materials may be protected by copyright, trademark and other intellectual property laws.

You may view, download or print website information for lawful personal or internal business use, provided it is not altered or presented misleadingly. You must not reproduce or commercially exploit website content without prior written permission, except where permitted by law.

8. External Websites and Links

Our website may contain links to third-party websites or resources for convenience and information. We do not control their content, availability, security or privacy practices and are not responsible for their operation. A link does not necessarily imply endorsement. Please review the relevant terms and privacy policies of external websites.

9. Website Availability and Security

We take reasonable steps to maintain the security and availability of our website. However, we cannot guarantee that it will always be available, uninterrupted or free from errors or security vulnerabilities. We may suspend, restrict or amend access for maintenance, security or operational reasons. Visitors are responsible for maintaining appropriate security measures on their own devices.

10. Limitation of Liability

We take reasonable care in preparing and maintaining website information. To the extent permitted by law, Southern Counties Management Limited will not be responsible for losses arising solely from reliance on general website information that is inaccurate, incomplete or out of date.

We will not be liable for website interruptions or technical difficulties outside our reasonable control, except where liability cannot lawfully be excluded. Nothing in these terms excludes or limits liability for death or personal injury caused by negligence, fraud or fraudulent misrepresentation, or any other liability that cannot lawfully be excluded or restricted. Nothing affects statutory or contractual rights that cannot lawfully be excluded. These website terms do not limit or amend obligations under any separately agreed Management Agreement or binding contract.

11. Privacy and Data Protection

Southern Counties Management Limited is committed to protecting personal information. Personal information provided through our website or otherwise processed in connection with our services will be handled in accordance with applicable data protection legislation. Please refer to our Privacy Policy, available on our website, for details of how we collect, use, store and protect personal information and your rights.

12. Cookies

Our website may use cookies and similar technologies to ensure that it functions correctly, improve website performance and provide a better experience for visitors. Cookies are small text files that may be placed on your device when you visit a website.

Some cookies are necessary for the operation and security of the website. Other cookies, where used, may help us understand how visitors use our website or support additional website features. Certain cookies may be placed by third-party service providers, including our website hosting provider.

Where required by law, we will obtain your consent before placing non-essential cookies on your device. You can manage or delete cookies through your internet browser settings. Disabling certain cookies may affect the functionality of some websites. For more information about how we handle personal information, please refer to our Privacy Policy.

13. Accessibility

We aim to make our website and the information we provide reasonably accessible. If you experience difficulty accessing information or require it in an alternative format, including large print, please contact our office. We will consider reasonable requests for assistance or alternative formats in accordance with applicable requirements.

14. Governing Law

These Terms & Conditions are governed by the laws of England and Wales. Disputes arising in connection with use of this website will be subject to the jurisdiction of the courts of England and Wales, subject to any mandatory legal rights that apply.

15. Contact Us

Southern Counties Management Limited
Email: info@scml.management
Telephone: 01732 860543
Postal Address: PO Box 006, Enterprise Way, Edenbridge, Kent, TN8 6HF

16. Changes to These Terms & Conditions

We may update these Terms & Conditions to reflect changes to our website, business operations or applicable legal requirements. The latest version will be published on our website with its review date.