

MONTHLY MAINTENANCE AND MANAGEMENT REPORT

FOR OPEN SPACE AT NORTHSTOWE, PHASE 1, CAMBRIDGESHIRE

Month/Year May 2025		
Category	Comments	Action
Infrastructure open space adoption from Urban and Civic	<p>Transfer of light meter for Western Park lighting to SCDC occurred early June 24. Meter installed. SCDC will invoice GGL quarterly and formally transfer when appropriate, March 26.</p> <p>Uplighter investigation undertaken and quoted option to rectify provided by GGL. Resolution to be discussed and confirmed.</p> <p>Waterpark lighting columns now adopted by Greenbelt as per the legal agreement and located on GS plan below, just pending energy supplier transfer by U&C.</p>	<p>R. Waddell GGL A. Lewis GGL T. Hulme - GGL R. Rushworth GGL E. Cox – SCDC S. Sage – U&C K Snell – U&C</p>
Internal open space adoption of open space from Housebuilders	<p><u>Agreements outstanding and ongoing</u></p> <p>H3 TW Homes – No contract. TW's inhouse legal team organising undertaking before contract can be negotiated. Slight progress. Undertakings now received and draft contracts being processed by TW. GGL lawyer uneasy about TP1 wording. Discussions taking place on how best to rectify. TW in house solicitor changed personnel for all parcels on Northstowe.</p> <p>H5/H6 Vistry Plan adjusted to show variation in H6 house layout and removal of shared driveway. Agreement stalled and waiting on Vistry as GGL been chasing to no response.</p> <p>H9 BDW Homes – Contract almost finalised and engrossed. Greenbelt undertaking landscaping and maintenance until legal agreement is concluded. Meeting undertaken, looking positive.</p> <p>H10/H11 TW – Undertakings now received and draft contracts stalled whilst defective wording is being addressed. Ongoing as per H3.</p> <p>H12 Linden/Vistry - Contract ongoing.</p> <p>H13 TW Plot transfer wording being agreed with GGL and TW as above with H3. Ongoing as per H3.</p> <p>Agreement signed H8 BDW Homes – GGL landscaping and maintaining until billable condition.</p> <p>SCDC have given assistance in pressurising housebuilders to finalise management contracts.</p>	<p>R. Waddell – GGL A. Lewis - GGL</p>

Infrastructure open space maintenance of Adopted Areas	<p>Sports pitch drainage to Kingfisher Pond outlets to be monitored.</p> <p>Tree and whip replacement planting plan by Greenbelt operation team for winter 24/25 sent to SCDC that Greenbelt are undertaking, focused 50 qty standard trees to be replenished out of the 100 overall dead onsite. Planting completed.</p> <p>Watering cost for replanted tree stock submitted for summer 2025 for SG discussion, provided Jan 25. Awaiting Councillor feedback through SCDC.</p> <p>GGL have provided drainage improvement option to area next to MUGA with pipework, pending ground improvement quote only.</p> <p>Breedon and ground improvement works quoted on desire line between KP and 3G to SCDC</p>	<p>T. Hulme - GGL E. Cox – SCDC M. Stan - SCDC A. Lewis – GGL K.Snell – U&C M. Nokkert - NTC</p>
Internal open space maintenance of Adopted Areas	<p>H1 – Bloor Homes – all areas well established. H2 – Barratt E.Counties – all areas well established. H4 - Accessed April 25, GGL winter/spring improvements making an impact H7 – DWH – all internal open space now adopted and well established.</p>	T. Hulme - GGL
Residents Engagement per completed phase	H8 – Pre billing meeting carried out early April 25.	N. Upton – GGL
Phases being billed for maintenance costs	<p>H1 Bloor – billed in May 21 for phase specific open space maintenance only. Refund issued Jan 24. H2 BDW Homes - billed in March 21 for phase specific open space maintenance only H4 – billed April 25 H7 BDW Homes – billed</p>	G. McQuade – GGL
Customer Care queries being raised by Residents	<p>Billing enquiries Non GGL adopted parcel maintenance queries Hatton Pond inclusion on GS plan</p>	CC - GGL
Debt recovery	<p>No issues to date. Site rebilled Nov 24.</p>	G. McQuade
Transfer of ownership update of internal open space per phase	<p>H1 Bloor phase – transfer of ownership of internal open space took place on the same day as contract exchange in March 21. H2 BDW Homes – transfer of ownership took place in July 2021 four months after access was taken to maintain the internal open space.</p>	

<p>Town Council Steering Committee feedback and action points</p>	<p>Market stall request and licence agreement execution reqd.</p> <p>Northstowe Spring Running festival sponsorship and participation by GGL 14/4/24. Event ran smoothly as well as September's Running Festival.</p> <p>Sponsoring Northstowe News – two monthly news sheet – first issue April 24. GGL sponsorship is a corporate cost and not a site one, so will not be charged to residents.</p> <p>Northstowe Summer Solstice event attended by GGL June 24.</p> <p>Northstowe running festival August 24 sponsored and attended by GGL</p> <p>GGL presented at September Community Forum, bills explained by Gerry McQuade.</p> <p>Gerry McQuade, Tom Hulme and Adam Lewis attended open forum for residents pre billing Nov 24 to answer any new billing queries.</p> <p>Nick Upton and Tom Hulme attended Community Forum Dec 24.</p> <p>Nick Upton and Tom Hulme attended Community Forum March 25.</p>	<p>N. Upton - GGL T. Hulme - GGL R. Waddell – GGL A. Lewis - GGL</p>
<p>Non Routine expenditure between Nov 24 and Nov 25</p>	<p><u>3772 Infrastructure Dec 24</u> Street lighting repairs – Northern Greenway £400 Fence repair and extend to block users from cutting through from driveway to POS at 45 Peppercorn Drive £880 Fly tip removal on track next to allotments £200 Annual tree survey work to mature trees in and around boundary of Western Park £5500 Jan 25 Replenishment planting £13250 Jet aeration £1750</p> <p><u>3904 H7 parcel</u> Replenishment tree and shrub planting within parcel POS areas £975</p>	<p>T. Hulme - GGL</p>

SUMMARY OF PHASE SPECIFIC OPEN SPACE ANNUAL MANAGEMENT COSTS NOV 24 -OCT 25

Parcel Number	House Builder	Number of Plots	Site wide green infrastructure fee (current)	Phase specific open space initial annual management charge	Current phase specific open space annual management charge
H1	Bloor Homes	92	£119.93 /plot ex VAT	£29/plot ex VAT	£46/plot ex VAT
H2	Barratt Homes	135	£119.93 /plot ex VAT	£51/plot ex VAT	£66/plot ex VAT
H3	Taylor Wimpey Homes	40	£119.93 /plot ex VAT	£43/plot ex VAT	
H4	Vistry	84	£119.93 /plot ex VAT	£54/plot ex VAT	£51.81/plot inc VAT part year Apr-Oct 25
H5/H6	Vistry	162	£119.93 /plot ex VAT	£38/plot ex VAT £56 extra for plots 101-117 £59 extra for plots 173-186	
H7	David Wilson Homes	115	£119.93 /plot ex VAT	£53/plot ex VAT	£73 ex VAT
H8	David Wilson Homes	73	£119.93 /plot ex VAT	£84.20/plot ex VAT	
H9	David Wilson Homes	130	£119.93 /plot ex VAT	£108/plot ex VAT	
H10	Taylor Wimpey Homes	76	£119.93 /plot ex VAT	£73/plot ex VAT	
H11	Taylor Wimpey Homes	152	£119.93 /plot ex VAT	£53/plot ex VAT	
H12	Vistry	271	£119.93 /plot ex VAT	£29/plot ex VAT £28 extra for plots that have private drives/parking court	
H13	Taylor Wimpey Homes	80	£119.93 /plot ex VAT	£118/plot ex VAT	

