

MONTHLY MAINTENANCE AND MANAGEMENT REPORT

FOR OPEN SPACE AT NORTHSTOWE, PHASE 1, CAMBRIDGESHIRE

Month/Year - July and August 2024		
Category	Comments	Action
Infrastructure open space adoption from L&Q	<p>Dog control signage being discussed. Extra bin in Pioneer Park (?) TBC</p> <p>Transfer of light meter for W.Park lighting to SCDC occurred early June 24. See updated greenspace plan below.</p> <p>Leap 3 at H9 has also now been handed over to GGL.</p> <p>L&Q progressing completion of Southern Greenway. Planting carried out late Feb. Play Area installation now complete. Transfer of Southern Greenway occurred early June 24.</p> <p>Kingfisher Pond remedial works now costed and passed to Delivery Team to be issued to SCDC. Costs now confirmed by SCDC</p> <p>5 new dog bins associated with new areas adopted. SCDC could not add these to the 47 other bins being managed. Another contractor has been appointed to manage these.</p> <p>Hatton Ponds to be added to Greenspace Plan as an insert. See greenspace plan attached</p>	<p>R.Waddell – GGL R.Rushworth – GGL E.Cox – SCDC T.Hulme - GGL</p>
Internal open space adoption of open space from Housebuilders	<p>H1 – Bloor Homes – adopted H2 – Barratt E.Counties – adopted 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. H4/H5/H6 – H4 contract now finalised and exchanged. H5/H6 plan adjusted to show variation in H6 house layout and removal of shared driveway. HA plots have incorrect wording within their plot transfers. GGL and Vistry lawyers ascertaining how to best remedy situation. H7/H8 – DWH / - contracts completed for both phases. Access to internal open spaces in H8 imminent.. H7 internal open space now adopted. H9 – DWH – contract almost finalised. DWH declared 6 extra light columns to be included. Contract almost finalised but further undertaking reqd.</p>	<p>R.Waddell - GGL</p>

	<p>H10/H11 – Undertakings now received and draft contracts stalled whilst defective wording is being addressed.</p> <p>H12 – Linden – contract now not being prioritised by Vistry. Now H4 contract is finalised Vistry now keen to progress H5/6 contract.</p> <p>H13 – TW now issued new drawings for pricing. Price now agreed by TW. Plot transfer wording being agreed with GGL and TW.</p> <p>SCDC have offered assistance in pressurising housebuilders to finalise management contracts, remediate their open spaces and get them under long term maintenance.</p>	
Infrastructure open space maintenance of Adopted Areas	<p>Sports pitch drainage to Kingfisher Pond outlets to be monitored.</p> <p>Damage to area of grass near pavilion still to be remedied.</p> <p>W.Park seeding works by Brookfields has failed again. Additional work required.</p> <p>L.Heykoop of Homes England to organise meeting to discuss plant failures in Phase 1 and 2,. This meeting took place in July</p> <p>Increased dog mess became an issue early August. New dog bins now adopted. TH still planning to relocate some bins to 'hot spots'.</p> <p>Some fire damage in Pioneer Park. Remedial works / planting underway</p> <p>GGL will assist with monitoring Kingfisher Pond levels throughout the year.</p> <p>T.H in process of calculating tree and shrub losses throughout the site. He will liaise with Town Council in next few weeks to identify and discuss these losses. So far at least 100 dead staked trees, 6-700 shrubs and 5-700 woodland whips approx..</p> <p>New noticeboard casement lock obtained and to be fitted shortly.</p> <p>New bulb planting to be discussed at Steering Committee meeting.</p>	<p>S.Sage – L&Q M.Stan – SCDC E.Bridges – SCDC A.Lewis – GGL T.Hulme – GGL M.Knockert - NTC</p>
Internal open space maintenance of Adopted Areas	<p>H1 – Bloor Homes – all areas well established and on regular maintenance. No non routine works identified.</p> <p>H2 – Barratt E.Counties – all areas well established and no non-routine works identified.</p> <p>H4 – Remedial works agreed with Vistry and scheduled to commence early 2024.</p> <p>H7 – DWH – all internal open space now adopted.</p> <p>H8 – Open space remedials being progressed prior to handover to GG.</p>	

Residents Engagement per completed phase	<p>H1 – Bloor residents and H2 BDW residents pre billing meeting 2021. H7 – Pre Billing meeting carried out.</p> <p>Quarterly meeting confirmed with T.Hulme and Town Council to inspect open spaces and discuss repair and renewal works.</p>	<p>N.Upton – GGL M.Stan – SCDG T.Hulme - GG</p>
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 H7 BDW Homes – billed</p>	
Customer Care queries being raised by Residents	<p>Billing enquiries Dog mess complaints Construction debris complaints</p>	
Debt recovery	<p>No issues to date. Debt recovery reminders issued w/c 5/2</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>	
Town Council Steering Committee feedback and action points	<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 and we look forward to 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 late August to be sponsored and attended by GGL</p> <p>GGL presenting at September Community Forum.</p>	<p>N.Upton/ R.Waddell – GGL D.Ferguson - GGL</p>
Non Routine expenditure between Nov 23 and Nov 24	<p>8/11/23 Gap planting cost £6,950 8/11/23 Mature tree works - £6,290 8/11/23 Graffiti removal - £350</p>	T.Hulme

	<p>21/11/23 Electrician – Lighting repair - £829 approx. 14/1/24 Electrician – Lighting repairs £640 29/2/24 Beech hedging replant - £390 29/2/24 Bin repair - £50 07/3/24 Electrician – to supply and fit additional parts and service lighting across Northstowe Ph1. - £189 11/03/24 Basketball nets – supply x 2 £65 15/4/24 Local Square soil and seed alongside paths Play Area sign £75 Remove 2 x sofa / litter from pond £460 Repair to rope rotator £150 New swing hanger on rotating net £480</p> <p>£350 3913 Barratt H2 2/1/24 Gap shrub planting - £190 3921 Bloor H1 2/1/24 Gap shrub planting - £150</p>	
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SUMMARY OF PHASE SPECIFIC OPEN SPACE ANNUAL MANAGEMENT COSTS

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	£107.83 /plot ex VAT	£29/plot ex VAT	£34.84/plot ex VAT
H2	Barratt Homes	135	£107.83 /plot ex VAT	£51/plot ex VAT	£64.71/plot ex VAT
H3	Taylor Wimpey Homes	40	£107.83/plot ex VAT	£43/plot ex VAT	
H4	Vistry	84	£107.83 /plot ex VAT	£54/plot ex VAT	
H5/H6	Vistry	162	£107.83 /plot ex VAT	£38/plot ex VAT £56 extra for plots 101-117 £59 extra for plots 173-186	
H7	David Wilson Homes	115	£107.83 /plot ex VAT	£53/plot ex VAT	£69.42 ex VAT
H8	David Wilson Homes	73	£107.83 /plot ex VAT	£84.20/plot ex VAT	
H9	David Wilson Homes	130	£107.83 /plot ex VAT	£108/plot ex VAT	
H10	Taylor Wimpey Homes	76	£107.83 /plot ex VAT	£73/plot ex VAT	
H11	Taylor Wimpey Homes	152	£107.83 /plot ex VAT	£53/plot ex VAT	
H12	Vistry	271	£107.83 /plot ex VAT	£29/plot ex VAT £28 extra for plots that have private drives/parking court	
H13	Taylor Wimpey Homes	80	£107.83 /plot ex VAT	£118/plot ex VAT	

