

**MONTHLY MAINTENANCE AND MANAGEMENT REPORT
FOR OPEN SPACE AT NORTHSTOWE, PHASE 1, CAMBRIDGESHIRE**

Month/Year - November 2024		
Category	Comments	Action
Infrastructure open space adoption from Urban and Civic	<p>Transfer of light meter for W.Park lighting to SCDC occurred early June 24. See updated greenspace plan below.</p> <p>Some of the Kingfisher Pond remedial works from the eco report assigned to the Delivery team. Just awaiting dates to undertake by the contractor.</p> <p>LEAP 4 coming to Greenbelt once the Heras is removed and PA open this billing year (could be removed by the time we discuss) Marked on plan below.</p> <p>U&C confirmed PROW in front of Pavilion is GGL adoptable along with native strip to rear of Bowling Green. GGL to amend GS plan once legal agreed.</p> <p>Hatton Ponds on GS plan below.</p>	<p>R.Waddell GGL A. Lewis GGL R. Rushworth GGL E.Cox – SCDC T.Hulme - GGL S. Sage – U&C</p>
Internal open space adoption of open space from Housebuilders	<p>H1 – Bloor Homes – adopted H2 – Barratt Eastern.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 – ongoing. H7/H8 – DWH / - contracts completed for both phases H7 adopted, H8 discussions of missing landscaping advised to DWH. DWH office closing soon. H9 – DWH – contract almost finalised. DWH declared 6 extra light columns to be included. Contract almost finalised but further undertaking reqd. As above re office. H10/H11 – Undertakings now received and draft contracts stalled whilst defective wording is being addressed. H12 – Linden – contract now not being prioritised by Vistry. H13 – TW now issued new drawings for pricing. Price now agreed by TW. Plot transfer wording being agreed with GGL and TW.</p>	<p>R.Waddell – GGL A,Lewis - GGL</p>

	SCDC have given assistance in pressurising housebuilders to finalise management contracts.	
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. Needs more soil and seed.</p> <p>W.Park seeding works by Brookfields failed again. Additional work required.</p> <p>Noticeboard now repaired and new lock fitted.</p> <p>Bin x2 possible location plan sent, been reviewed GGL to monitor ongoing.</p>	<p>S.Sage – U&C</p> <p>M.Stan – SCDC</p> <p>E.Cox – SCDC</p> <p>A.Lewis – GGL</p> <p>T.Hulme – GGL</p> <p>M.Knokkert - 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>H7 – DWH – all internal open space now adopted.</p>	
Residents Engagement per completed phase	<p>H1 – Bloor residents and H2 BDW residents pre billing meeting 2021.</p> <p>H7 – Pre Billing meeting carried out.</p>	<p>N.Upton – GGL</p> <p>M.Stan – SCDC</p> <p>T.Hulme - GGL</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.</p> <p>H2 BDW Homes - billed in March 21 for phase specific open space maintenance only</p> <p>H7 BDW Homes – billed</p>	
Customer Care queries being raised by Residents	<p>Billing enquiries</p> <p>Non GGL adopted parcel queries</p> <p>Hatton Pond inclusion on GS plan</p>	
Debt recovery	<p>No issues to date.</p> <p>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.</p> <p>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</p>	<p>N.Upton/ R.Waddell – GGL</p>

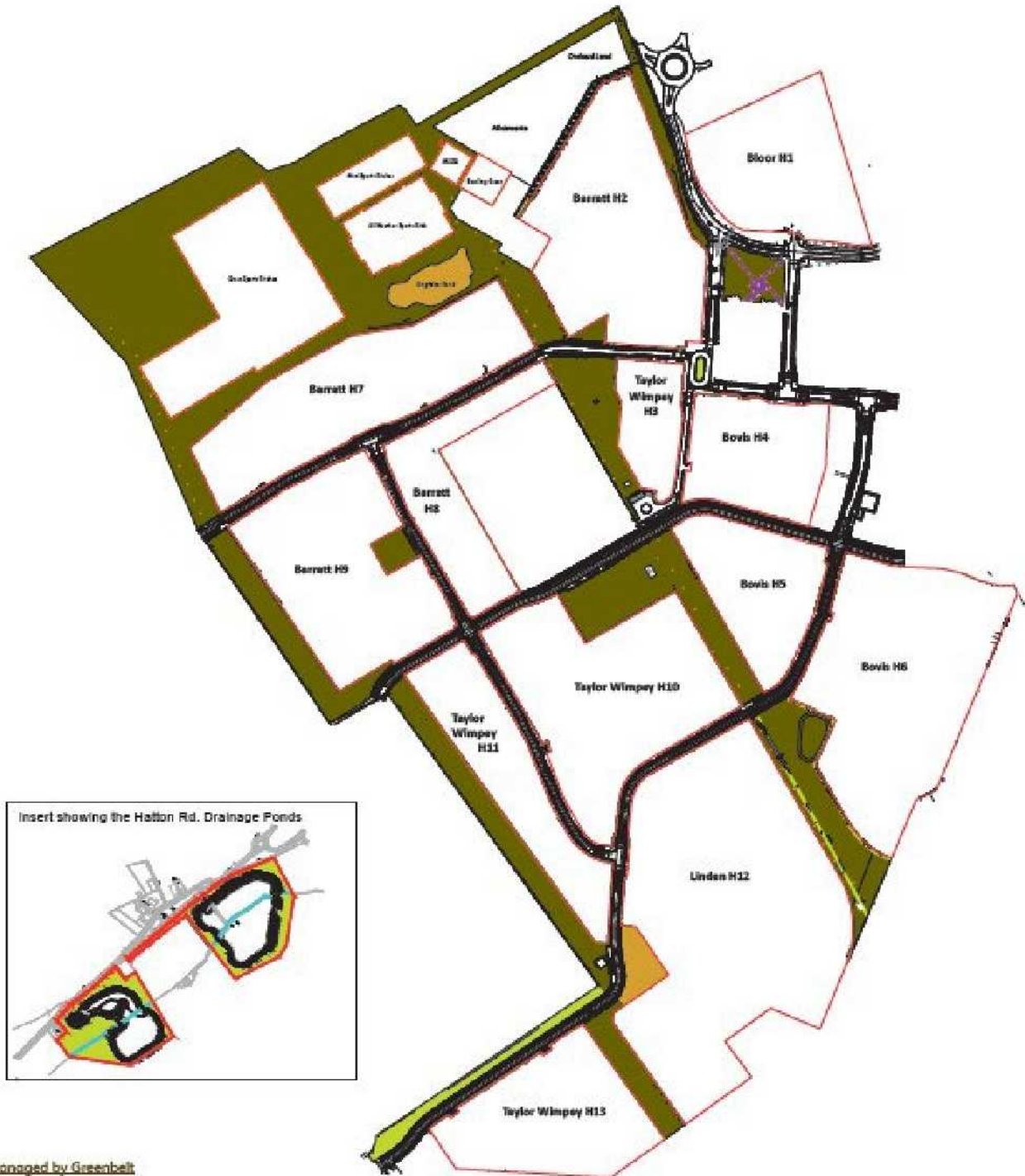
	<p>and we look forward to September's Running Festival.</p> <p>Sponsoring Northstowe News – two monthly news sheet – first issue April 24. GGL sponsorship is a corporate cost and not a site one, so will not be charged to residents.</p> <p>Northstowe Summer Solstice event attended by GGL June 24.</p> <p>Northstowe running festival 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>	
Non Routine expenditure between Nov 24 and Nov 25	None undertaken in new billing year as yet.	T.Hulme

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	
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	

Northstowe, Longstanton

3772
November 2024



Managed by Greenbelt

- Power Sockets within Hard Standing
- Hard-standing
- Open space
- Lighting
- Open space to be accessed within the current billing year.
- Open space to be managed

