

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

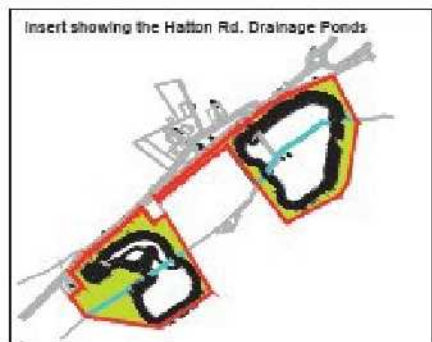
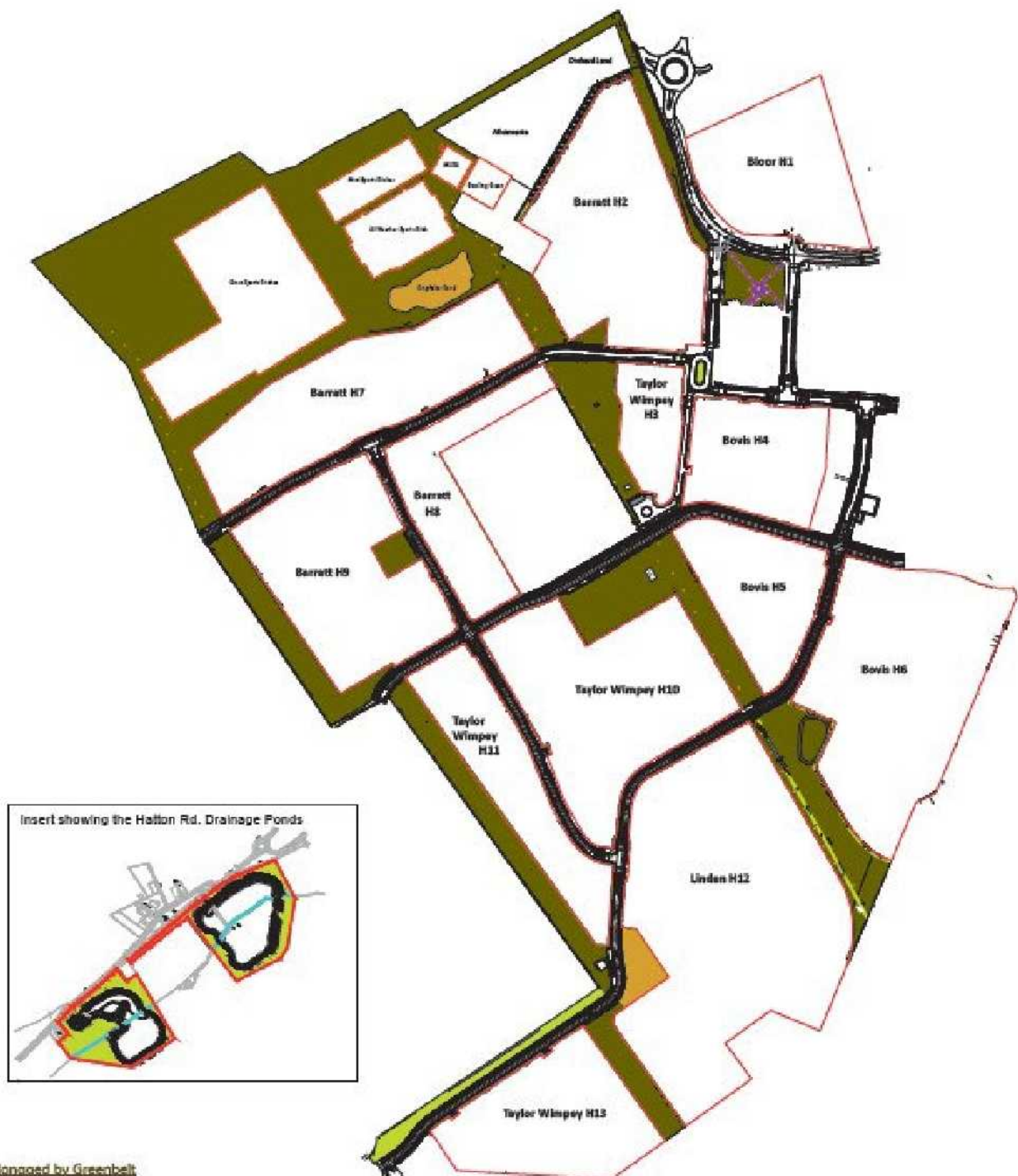
Month/Year		
January 2025		
Category	Comments	Action
Infrastructure open space adoption from Urban and Civic	<p>Transfer of light meter for Western Park lighting to SCDC occurred early June 24. Meter to separate column feed to be installed, SCDC undertaking.</p> <p>Three items of the Kingfisher Pond remedial works from the eco report assigned to the Delivery team. The work is planned to be undertaken in Feb 25 by the contractor.</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 legally signed.</p> <p>Hatton Ponds on GS plan below.</p>	<p>R. Waddell GGL A. Lewis GGL T. Hulme - GGL R. Rushworth GGL E. Cox – SCDC 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. TW informed us they will come back when they have dealt with other projects. 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. H9 – DWH – contract almost finalised. DWH declared 6 extra light columns to be included. Contract almost finalised but further undertaking rqd.. H10/H11 – Undertakings now received and draft contracts stalled whilst defective wording is being addressed. Ongoing H12 – Linden – contract now not being prioritised by Vistry. Ongoing. H13 – Plot transfer wording being agreed with GGL and TW as above with H3. Ongoing.</p> <p>SCDC have given assistance in pressurising housebuilders to finalise management contracts.</p>	<p>R. Waddell – GGL A. Lewis - GGL</p>

<p>Infrastructure open space maintenance of Adopted Areas</p>	<p>Sports pitch drainage to Kingfisher Pond outlets to be monitored.</p> <p>Damage to area of grass near Pavilion to be remedied where meter box has been installed. Needs level and overseed in Spring.</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.</p> <p>Watering cost for replanted tree stock submitted for summer 2025 for SG discussion.</p>	<p>T. Hulme - GGL E. Cox – SCDC M. Stan - SCDC A. Lewis – GGL M. Nokkert - NTC</p>
<p>Internal open space maintenance of Adopted Areas</p>	<p>H1 – Bloor Homes – all areas well established. H2 – Barratt E.Counties – all areas well established. H7 – DWH – all internal open space now adopted.</p>	<p>T. Hulme - GGL</p>
<p>Residents Engagement per completed phase</p>	<p>H1 – Bloor residents and H2 BDW residents pre billing meeting 2021. H7 – Pre Billing meeting carried out.</p>	<p>N. Upton – GGL</p>
<p>Phases being billed for maintenance costs</p>	<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>	<p>G. McQuade – GGL</p>
<p>Customer Care queries being raised by Residents</p>	<p>Billing enquiries Non GGL adopted parcel maintenance queries Hatton Pond inclusion on GS plan</p>	<p>CC - GGL</p>
<p>Debt recovery</p>	<p>No issues to date. Site rebilled Nov 24.</p>	<p>G. McQuade</p>
<p>Transfer of ownership update of internal open space per phase</p>	<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>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</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	
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	



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



Care has been taken to ensure the accuracy of all of the information in this brochure at the time of going to press. The contents are not, however, intended to form any part, or constitute any representation of any warranty or contract. Please note that architectural details, specifications and plot and amenity layouts shown are for guidance only and may be subject to variations. © Greenbelt Group Ltd 2022.

Property Factor
Registration No.
PF000191