

Residential Development at Crease Drove, Woodroffe, Crowland Public Open Space Maintenance Plan and Estate Management Overview

1.0 Location & Overview

The scheme comprises a residential development of 108 freehold properties situated off Crease Drove Crowland. The development will incorporate the management of the public open space (POS) which includes three visible areas of public open space located centrally and fronting the development with two further easement strips running parallel with the Northern and western boundaries. The northern easement links directly with a riparian drain.

2.0 Introduction

Encore Estate Management are a firm of residential estate managers established in 2003 based in Cambridge with recognised regional offices in Nottingham, Oxford and London. Encore work with a wide range of national and regional homebuilders and has a wealth of experience in managing residential property.

Encore is a corporate member of the Association of Residential Managing Agents (ARMA) and is a registered member of The Property Ombudsman (Number: D6771). We manage our portfolio in line with the requirements of the Royal Institution of Chartered Surveyors (RICS) Residential Service Charge Code of Practice and the technical accounting guidance issued by the Institute of Chartered Accountants in England & Wales (ICAEW).

As part of the overall estate management proposal for Crease Drove, Woodroffe Encore has been asked to put forward an outline of the management aspects for the Public Open Space, Bin Collection Points, Drainage Easements and Filter Strips forming part of the development to help discharge the planning conditions relating to the ongoing management of these areas. This outline is designed to provide confidence to third parties that the management provision is adequate to undertake the maintenance and upkeep of the Public Open Space set to form part of the managed areas into perpetuity.

The shared communal driveways will be conveyed to the individual properties and therefore fall outside the Management Companies remit. Furthermore, the roadways, pathways and street lighting will be adopted by the local highways authority.

3.0 Management Company Structure

The future management of the communal areas forming part of Crease Drove, Woodroffe have been set up using a private Residents Management Company (RMC) structure. In simple terms a management company will be incorporated which each owner on the development will become a member of.

The Management Company will be formed and is covenanted via each plot transfer to maintain and upkeep the private communal areas of the development. The management company will appoint a managing agent (in this instance Encore Estate Management Limited) to administer the obligations of the management company set out in the transfer documents for each property. A reciprocal covenant within the transfers obliges the owners/shareholders of the company to pay an annual service charge to safeguard the maintenance and upkeep of the communal areas. The transfers will more specifically refer to the service charge as a variable rent charge. Should the annual rent charge not be paid the transfers allow for recovery action to be escalated to enforce the collection of the debt ensuring at all times adequate cash flow to provide the services.

4.0 Our Understanding of the Public Open Space, Bin Collection Points and SuD's Features

The soft landscaping areas forming part of the development are to be laid out in three principle areas namely; two areas of public open space within the main development, two easement strips surrounding the northern

and western boundaries and grassed filter strips adjacent to the internal road network. See areas shaded in yellow and green on Drawing No 111-SL- 01 dated June 2019 below for illustration purposes.

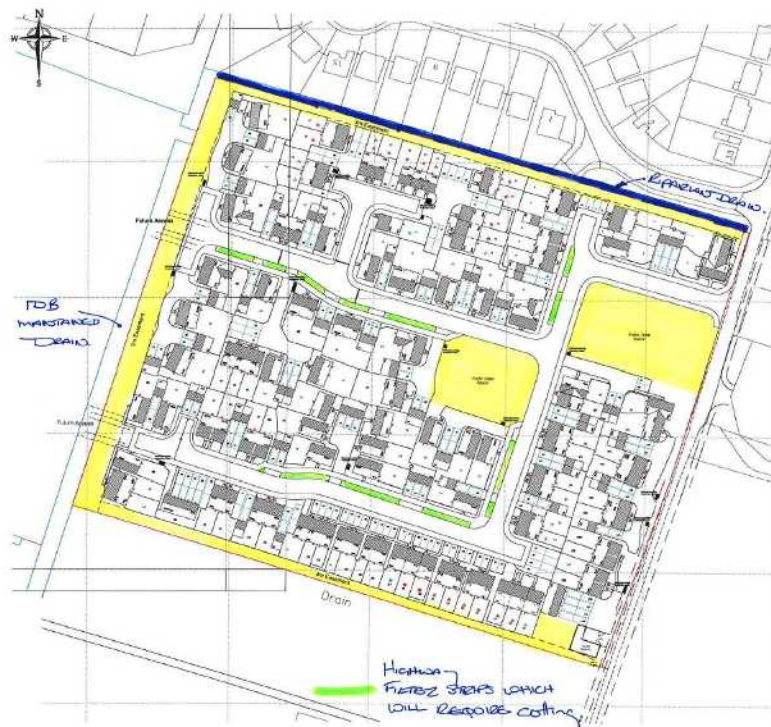


Illustration 1 – Layout of private communal areas

The public open space area, easements and filter strips are designed to be of a low maintenance amenity space and will be laid to a standard British grass seed mix with a limited number of newly planted trees.

5.0 Public Open Space Management

The management of the public open space and wider managed areas are to be undertaken by Encore Estate Management Ltd. The funding for managing the development will be generated by way of a rent charge payable by the private property owners as prescribed by each properties transfers (TP1).

5.1 Handover

Prior to handover Encore will liaise with the developer to obtain full as-built /construction drawings, CDM pack including any specific maintenance requirements and installing contractor details. Encore and the developer will go through a snagging process to ensure the Public Open Space areas and wider managed areas have been laid out as per the approved drawings and oversee any rectifications works.

5.2 Health& Safety Risk Assessment

At the point of handover Encore will appoint a competent health and safety consultant to undertake a risk assessment across the public open space areas as part of the wider estate risk assessments. Any actions which arise as part of this assessment will be discussed with the developer or actioned by the agent on behalf of the management company. As part of the above risk assessments we expect a recommendation will be made to carry out periodic inspections of the public open space (six monthly as a minimum) to monitor its condition and upkeep.

5.3 Dedicated Estate Manager

To oversee the development Encore will appointed a dedicated estate manager to the scheme who will have overall responsibility for all aspects of the management including financial, legal, management and maintenance. As part of their role they will attend site on a minimum of a six monthly basis to visually inspect the Public Open Space and wider estate to ensure there are no obvious visual signs of damage and identify any reactive maintenance needs. The estate manager will also be responsible for ensuring the relevant external contractors are engaged to undertake cyclical maintenance onsite. Prior to any engagement, all external contractors will first be required to satisfy Encore's internal contractor approval process.

5.4 Grounds Maintenance

In terms of physical upkeep and given the relative simplicity of the managed areas, we do not anticipate significant cyclical maintenance being required across the development save for regular grounds maintenance activities and ongoing monitoring and record keeping. The annual grounds maintenance will form part of a planned maintenance schedule and will be budgeted for within the reoccurring annual service charge. A further general maintenance provision will be included within the cyclical budget to allow for reactive maintenance during the course of an average year. The annual service charge will also include a reserve provision which is ring fenced each year for larger non-cyclical maintenance/works when they become due, for instance, for the eventual replacement of the bin collection points.

The grounds maintenance contractor will provide oversight on the scheme and report any obvious issues to the estate manager to address. All budgets will be adjusted annually to meet the needs of the estate for the subsequent years. The maintenance of the landscaping features are more specifically outlined in the table below. In compiling the maintenance regime we do not envisage significant issues to arise outside the routine maintenance requirements.

5.5 Trees

We do not anticipate significant reactive tree works on site within the first 3 years and assume the developer will undertake same prior to handover. We do not therefore anticipate carrying out any tree works within the first three years of management subject to adverse weather conditions and a notional sum is included within the budget to allow for any necessary work or replanting to ensure adherence to the planning condition.

5.6 Riparian Drain

We understand the riparian drain will be repaired on joint basis with neighbouring properties. Access from the 3m Easement strip will allow for vegetation to be cut back as necessary but as a minimum two times a year and for half yearly inspections to ensure that the drain remains clear and free flowing.

Maintenance Schedule	Required Action	Frequency	Responsible
Regular Maintenance	Litter and debris removal whole site	On each visit.	Grounds maintenance contractor
	Grass cutting of open space areas and filter strips.	Minimum 16 - 20 times per annum (subject to growing conditions & principally during growing season).	Grounds maintenance contractor
	Grass cutting of boundary easements strips.	Minimum 6 times per annum (principally during growing season).	Grounds maintenance contractor
	If applicable manage other vegetation and remove nuisance plants/weeds.	Monthly (at start, then as required).	Grounds maintenance contractor
	Tidy all dead growth/leaf clearance before start of growing season.	Annually.	Grounds maintenance contractor

	Cut back and prune hedging/shrubbery to encourage growth once established.	Minimum 3 times per annum (or as required to establish).	Grounds maintenance contractor
Occasional Maintenance	Re-seed areas of poor vegetation growth.	As required.	Grounds maintenance contractor
	If applicable prune and trim trees and remove suckers growth. Re-stake and tie trees.	As required.	Grounds maintenance contractor
	Apply weed and feed treatments to grassed areas.	As required	Grounds maintenance contractor
	Remove weed growth and apply weed suppressant to bin collection points	As required	Grounds maintenance contractor
Remedial Actions	Repair any damage malicious or otherwise re-turfing.	As required.	Landscaping contractor/Grounds maintenance contractor
Monitoring	Visually inspect open space, easements, filter strips and trees reporting to estate manager.	On each visit	Grounds maintenance contractor
	Periodic site inspection to monitor contractor attendance/workmanship and identify reactive maintenance needs.	Minimum 6 monthly	Estate Manager

Table 1 – Grounds Maintenance Schedule

6.0 Insurances

As part of the management of the estate Encore will take out standard public liability and physical asset insurance cover across the open space areas. Property liability cover will be in place to a limit of indemnity of £5,000,000 and will typically be placed with a top five rated underwriter.

7.0 Summary

A robust management structure has been adopted by the developer to safeguard the long term management and maintenance of the site into perpetuity. The management company structure is a tried and tested method of allowing a development to manage its own affairs with the input of owners and is widely adopted across the country. In this instance the transfers provide the reciprocal covenants to ensure the income generation for the RMC to provide the services of the estate.