

Scheme for the Management and Maintenance of Incidental Open Space and Parking Courts Pursuant to Condition 11 of the Approval of Reserved Matters H16-0716-13 for 286 dwellings at Wygate Park, Spalding

1.0 Background Information

1.1 Reserved Matters approval H16-0716-13 is in respect of 286 dwellings on the Kier Living development at Wygate Park, Spalding. An earlier approval of 161 properties established the principles of a Management Company to maintain one area of public open space of 1 hectare, incidental open spaces, refuse collection points and parking courts. That Management Company is now in operation and the areas of maintenance will be extended to include the 286 dwellings. The remaining large area of public open space of 2.08 hectares is being prepared so that it is open to the wider development area and will be transferred to the Local Authority to be maintained in accordance with the Section 106 Legal Agreement that was entered into as part of the outline planning approval.

1.2 The purpose of this scheme is to identify for the Council the mechanism whereby the incidental open space areas can be managed on their behalf through the use of a management company.

2.0 Management Proposal

2.1 Kier Living has established a Wygate Park Management Company (WPMC) that is overseen by Resident Management Group Ltd (RMG). RMG is a specialist housing property management company that assists both the public and private sector in managing property that includes both housing and grounds maintenance.

3.0 Areas of Responsibility

3.1 The WPMC will be responsible for management and maintenance of incidental open space areas, the refuse/recycling collection areas and communal car parking areas and their associated landscaping.

4.0 Management Regime

4.1 The management company will agree to a maintenance regime to include regularly maintaining any fencing that falls within their areas together with maintenance of the individual shrubs and trees planted throughout the site including weeding borders and putting down mulch.

5.0 Management Company Funding

5.1 The funding for the management of the open space and miscellaneous areas will be through an annual charge collected from each of the 286 properties. Kier Living at the time of plot sale would impose a legal obligation upon every owner of the houses on this development phase as part of the legal sales documentation. This will be secured via a legal charge on the property and will be a legal requirement of each subsequent future sale of the property. This ensures that every house will be funding the management company in perpetuity (for ever).

5.2 The appointed management company will agree to take on the future responsibility and maintenance of these amenity areas and to take transfer of the freehold ownership of these areas in order to do so.

6.0 Summary

6.1 Kier Living has appointed RMG to be responsible for the management and maintenance of the first 161 dwellings and 1 hectare area of public open space together with other amenity areas and parking courts. This agreement will be extended to include the 286 dwellings now approved with particular regard to the incidental open spaces, refuse collection points and parking courts. The WPMC will be obliged to undertake a management regime for these spaces. The Management Company will be funded through the payment of a yearly charge paid by the residents of this phase and secured by a legal agreement which ensures that any future purchaser of the property will also be obliged to fund the Company thus ensuring ongoing maintenance of these areas for ever.