

A warm
welcome from

Trustgreen



Welcome to **Bollin Grange**

As one of the UK's market leaders in open space management, Trustgreen has been appointed by **Vistry Homes Limited trading as Bovis Homes** to take care of the landscape environment on your development including areas of grass, soft and hard landscaping, trees, hedgerows, footpaths, LEAP, SUDS, ditches, Swales and pond that are not maintained by your local authority.

Vistry Homes Limited trading as Bovis Homes are currently creating the open space on your estate. Once this is complete, Trustgreen will take on the responsibility of the Open Space maintenance ensuring a long term management and maintenance solution. We will provide you with a year-round service that is designed to help secure the long-term



To deliver this service Trustgreen will charge each homeowner an equal share of the annual management cost, known as the annual management fee. This obligation is covered in the title deeds of your new home. The initial annual fee agreed with your developer is **£166.67+ VAT**. This figure may be increased each year in line with retail price index stated from **17th March 2023**.

Once Trustgreen begin to manage the open space, the annual management fee will be calculated from the anticipated management cost for that year. If you would like to discuss in further detail or if you have any questions please call 01829 708 457 or email enquiries@trustgreen.com and we will be pleased to help you.

Our Quality

Management Services

To ensure the open space matures as intended, Trustgreen will provide a quality maintenance service which includes:



Summer and winter maintenance programmes



A dedicated line to our customer care department



Safety checks to ensure all facilities are maintained and in a safe condition



Public liability insurance to cover against the unexpected



Experienced contract management to ensure cost-effective maintenance service



Quality contractors working alongside our experienced contract supervision



Regular liaison with organisations such as local authorities, utilities and community police



The provision of site plans that identify the areas we are managing and maintaining



A homeowners pack providing details of all Trustgreen services



Up-to-date website information for homeowners

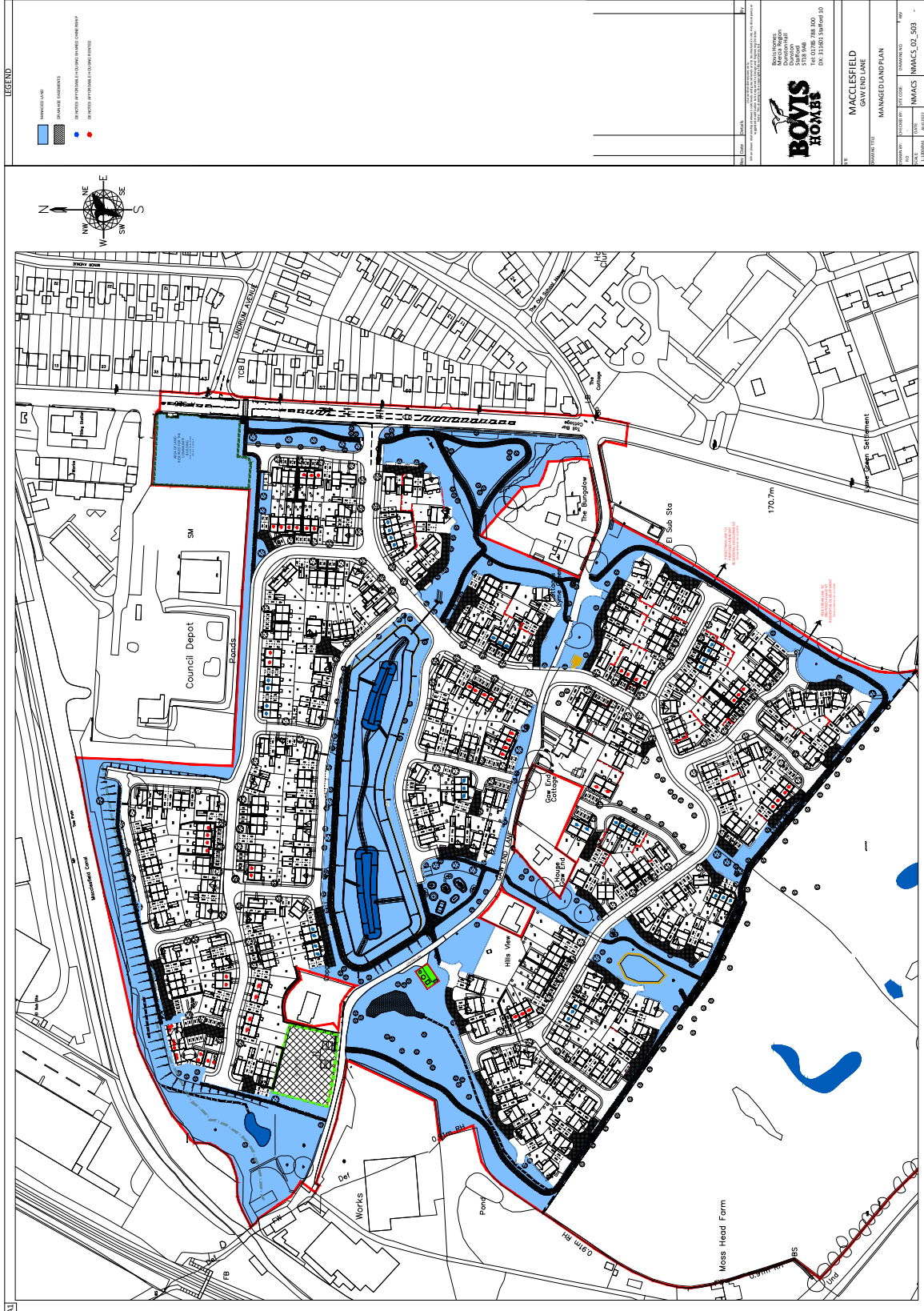


Landscape management plan which sets out the program of works and our scheduled number of visits



Our Fee Matrix explaining how your fee has been allocated

Bollin Grange Site Plan



A breakdown of Your Fees

Management Fee Matrix

Trustgreen

Management Company	Trustmgt (Management Company)		
Development	Gaw End Lane, SK11 0LB		
Date of this revision	17th March 2023	No of units to contribute	306
Reference	TG1902	Prepared by	AH
Management Fee Period	2023 - 2024		£200.00
Est Management Fee Period	2024 - 2029		£220.76
Est Management Fee Period	2029 - 2034		£249.77
Maintenance, Inspections & Repairs			
POS Maintenance			25883
Winter Maintenance			7328
Tree Works			2400
Hedgerow Management			2496
Inspections			1800
SUDs Inspections, Management & Maintenance			1440
LEAP Inspections, Management & Maintenance			936
New & Existing PROW Footpaths Inspections, Management & Maintenance			960
Pond Inspections, Management & Maintenance			720
Ditches & Swales Inspections, Management & Maintenance			720
Entrance Features (Graffiti Removal)			180
Bin Collection Points			180
Statutory Inspection & Testing			
Health & Safety and Inspections			1272
Insurance			
Public Liability & Perils			1296
Administration			
Management Fee			5508
Audit & Accounts			1176
Sundries			1260
Sub Total			
			55555
Sub Total			
Sinking Fund			5640
Total			
			61195

This Budget is an estimate based on information available at the date of preparation and may be subject to reasonable revision in the course of the development and then on an annual basis as provided for in the transfer and or lease by which an individual property is sold.

T: 01829 708 457

E: enquiries@trustgreen.com

Unit 7, Portal Business Park, Eaton Lane, Tarporley, Cheshire, CW6 9DL

Bollin Grange

FAQs

Q. Who are Trustgreen?

A. As one of the UK's market leaders in Open Space Management, Trustgreen have been appointed by **Vistry Homes Limited trading as Bovis Homes** to look after the landscape environment on this development.

Q. Why do we need to pay Trustgreen to look after our Open Space?

A. As part of the Planning Application that was submitted prior to the commencement of your development, **Vistry Homes Limited trading as Bovis Homes** worked closely with the Local Authority to ensure that you were provided with valuable amenity land to enjoy together with your new home. During this process Trustgreen were appointed as the management company responsible for providing this service for perpetuity.

Q. What is the Annual Management Fee?

A. When you purchased your property the sales team will have informed you of the Management Fee and that you would be responsible for paying your equal share.

The Annual Management Fee is based on the yearly costs required to maintain your development divided by the number of plots. A full breakdown of these costs are identified within our Fee Matrix detailing how the individual activities have been allocated.

Q. Can I see a breakdown of how my money will be spent?

A. Our Fee Matrix is based on the budget for the management and maintenance of the amenity land for the next 12 months. At the end of the first year we will be able to provide you with a set of abbreviated accounts confirming the monies spent.

Q. Will my Annual Management Fee increase yearly?

A. The Annual Management Fee is linked to the RPI index meaning it may increase if required in line with inflation.

Bollin Grange

FAQs

Q. How can I pay my Trustgreen Annual Management Fee?

A. We will issue you with an invoice for your share of the management and maintenance costs when the Open Space is complete. You can then pay this by either BACS (via your online banking facility), direct debit, by cheque or by standing order. You also have the option to make payments, monthly, quarterly or annually. Please remember to use your unique TG reference number, this can be found on the top of your introduction letter and invoice.

Q. What maintenance work are Trustmgt responsible for?

A. The maintenance work we are responsible for involves mowing/strimming grassed areas, shrub & tree pruning, litter picking and weed spraying (where necessary) carried out during each site visit. We will also carry out an annual inspection of the key features within your development and these will form part of our annual Health & Safety report.

Q. Which parts of the development will Trustgreen maintain?

A. The areas of open space within your development that we are responsible for are identified on the site plan provided.

Q. How often will Trustgreen visit our development?

A. Trustgreen carry out a comprehensive year-round service, based on 20 site visits per annum. Twice a month March - October and once a month November - February.

Q. What if my question is not covered here?

A. Please give us a call or alternatively send us an email quoting your TG reference number, this can be found on the top of your introduction letter.

Trustgreen

Unit 7, Portal Business Park
Eaton Lane, Tarporley
Cheshire CW6 9DL

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Management Fee Matrix

Management Company	BOLLIN GRANGE (MACCLESFIELD) MANAGEMENT COMPANY LIMITED		
Development	Gaw End Lane, SK11 0LB		
Date of this revision	17th March 2023	No of units to contribute	306
Reference	TG1902	Prepared by	AH

Management Fee Period 2023 - 2024	£200.00
Estimated 5 year fee (based on 4% RPI)	£233.97
Estimated 10 year fee (based on 4% RPI)	£284.66

Maintenance, Inspections & Repairs	
POS Maintenance	25883
Winter Maintenance	7328
Tree Works	2400
Hedgerow Management	2496
Inspections	1800
SUDs Inspections, Management & Maintenance	1440
LEAP Inspections, Management & Maintenance	936
New & Existing PROW Footpaths Inspections, Management & Maintenance	960
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Sinking Fund	5640
Total	
	61195

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Management Fee Matrix

In addition to the above charges, an Extra Over cost of **£135.00 inclusive of VAT plus utilities** will be collected for maintenance and management of the allotments from allotment users only.

No of units to contribute (approx) **14**

Maintenance, Inspections & Repairs	
Shared Car Park	210
Allotments	1260
Reserve - Repairs & Replacement	
Carpark, Shed, Gate, Fence, Footpaths	420
Total	
	1890

This Budget is an estimate based on information available at the date of preparation and may be subject to reasonable revision in the course of the development and then on an annual basis as provided for in the transfer and or lease by which an individual property is sold.

TG1902 Bollin Grange Allotments

Service Level Agreement

Location

Site address – Gaw End Lane, Lyme Green, Macclesfield

Plan



Area features

Location A – Gravel paths/ car park and a strip of amenity grass

Visit schedule

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Visits	1	1	2	2	2	2	2	2	2	2	1	1
Amenity Grass, hedgerow, trees	X	X	2	2	2	2	2	2	2	2	X	X
Litter pick	1	1	2	2	2	2	2	2	2	2	1	1
Hardstanding maintenance	1	1	2	2	2	2	2	2	2	2	1	1
Stand pipes	1	1	2	2	2	2	2	2	2	2	1	1
Gravel Pathways	X	X	2	2	2	2	2	2	2	2	X	X
Shed	1	1	2	2	2	2	2	2	2	2	1	1

Feature maintenance

Amenity Grass, hedgerows and trees – Amenity grassland should be cut twice monthly as a minimum during growing season starting March ending October. Hedgerows shall be maintained outside of nesting season, along with appropriate tree works.

Litter pick– Litter should be collected every visit and disposed off appropriately.

Hardstanding maintenance – sprayed and kept free from weeds on every visit.

Stand Pipes – Run each for 5 minutes each and provide photos to ensure no blockages.

Gravel Pathways - to be kept sprayed off and raked over when needed.

Shed - to be routinely checked that storage is being used appropriately and area does not contain any prohibited items e.g petrol