

Haldon Reach, Alphington

Development update



Issue 2 | Summer 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

There will be 305 new homes on the development, which will provide:

- 128 affordable homes for rent or shared ownership
- 1no equipped area of play & seating area
- Cycle and footpath links to surrounding areas
- Designated Community area
- Matford Brook Academy

Site activity

- Currently working on the remaining plots within Phase 8b. Build stages ranging from foundations to finals.
- Phase 3 is due to commence in Autumn 2024.
- Due to start superstructures on 8C in Q4 2024.
- New sales arena due to open Summer 2024.

Timeline

- Important dates: Phase 8b to be complete by Q1 2025.
- Show home date 8105-8108 to be complete Late Summer.
- Opening date of playparks, larger area of POS Q1 2025.
- Road will be ongoing with final surfacing as the construction work progresses.
- Phase 3 is due to commence in Autumn 2024.
- Due to start superstructures on 8C in Q4 2024.

Specific item –

- Rear 8C retaining wall due to commence Q3.

Specific item –

- New sales arena due to open Summer 2024. Including a new Sales office and 2 new show homes.

Managing agent

The managing Agent for Haldon reach is Gateway Property Management (GPM). Key responsibilities include:

- Carry out maintenance and other related property services.
- Follow best industry practice signing a contract with and being accountable to company.
- Carrying out health & safety and fire risk assessments.
- Organising contracts (such as grounds maintenance).
- Handover of Phase 7 to GPM is complete. For future phases These will be handed to GPM 6 months from the final home completing.

Ecology

- Bird and bat boxes to be fitted to new buildings
- Clearance of any suitable bird nesting habitat (trees and scrub) to be undertaken outside of the bird nesting season



Services

- The initial billing of Gas and Electric will be through British Gas
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated. Virgin media is also available on Phase 8
- Water billing mains water supply and sewerage, will be billed through South West Water.

Haldon Reach

Exeter



How will the development benefit the local community?

Haldon Reach will also support the local community by contributing towards:

- £90,000 plus towards Sustainable travel voucher
- £120,000 plus towards Health Facilities
- £600,000 plus towards Community Building area
- £25,000 plus toward Exe Estuary SPA
- Development as a whole to contribute £3,800,000 plus Chudleigh Road Link works

We will also be providing:

- Affordable Homes
- A Community Centre
- Matford Brook Academy
- Equipped play area and Public open space
- SANG (Suitable Alternative Natural Green Space)

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

haldonreach.sales@bovishomes.co.uk

