

Albany Park

Development update

Issue 1 | Summer 2024



A BIG Hello and Welcome

Whether you are thinking of making Albany Park your new home, those are eagerly waiting to move in or those already enjoying their new home, we would like to welcome you to the latest copy of the Albany Park Development Update.

We take our responsibility to our customers, past, present, and future, very seriously. We hope it will be useful to you all, whether that be to help you decide if this is the right place for you and your family or to keep you informed and updated as a purchaser and resident of a brand-new home. As this beautiful community develops and grows, we hope this newsletter will become the oracle of information. We will keep you up to date on the key milestones for the works on site and provide details on the progress of future amenities

Overview

Overview of what's being built. In addition, the development will provide:

- A total of 300 new homes over 4 distinct phases, including multiple tenure homes consisting of social housing, shared ownership, private rented and privately owned homes. This offers local people the opportunity to stay where they've grown up in and keep families close together in an area
- New 40-acre country park (SANG) available to residents and the wider community with areas of wild-flower meadow, boardwalks and open space. This area is served with its own dedicated carpark – Open now
- Open and equipped areas for play
- Photovoltaic panels to all homes within the current phase.
- Sports Pavilion with parking facilities, including 6 pitches including an artificial pitch and multi-use games area – Anticipated opening Summer 2025.

Site activity

- Ground works on this phase have commenced with the first foundations poured and substructure blockwork underway.
- Detailed design drawings for the Sports Pavilion have now been finalised and are now being detailed by the M&E Engineer and the Structural Engineer, with a view to commence these works in the late Summer / Autumn.
- Works to drop overhead power cables across part of the development by SSE is expected to commence this Autumn. It is not anticipated that this will have any effect on power to the residents during these works but any impact will be communicated .

Introducing your Managing Agent

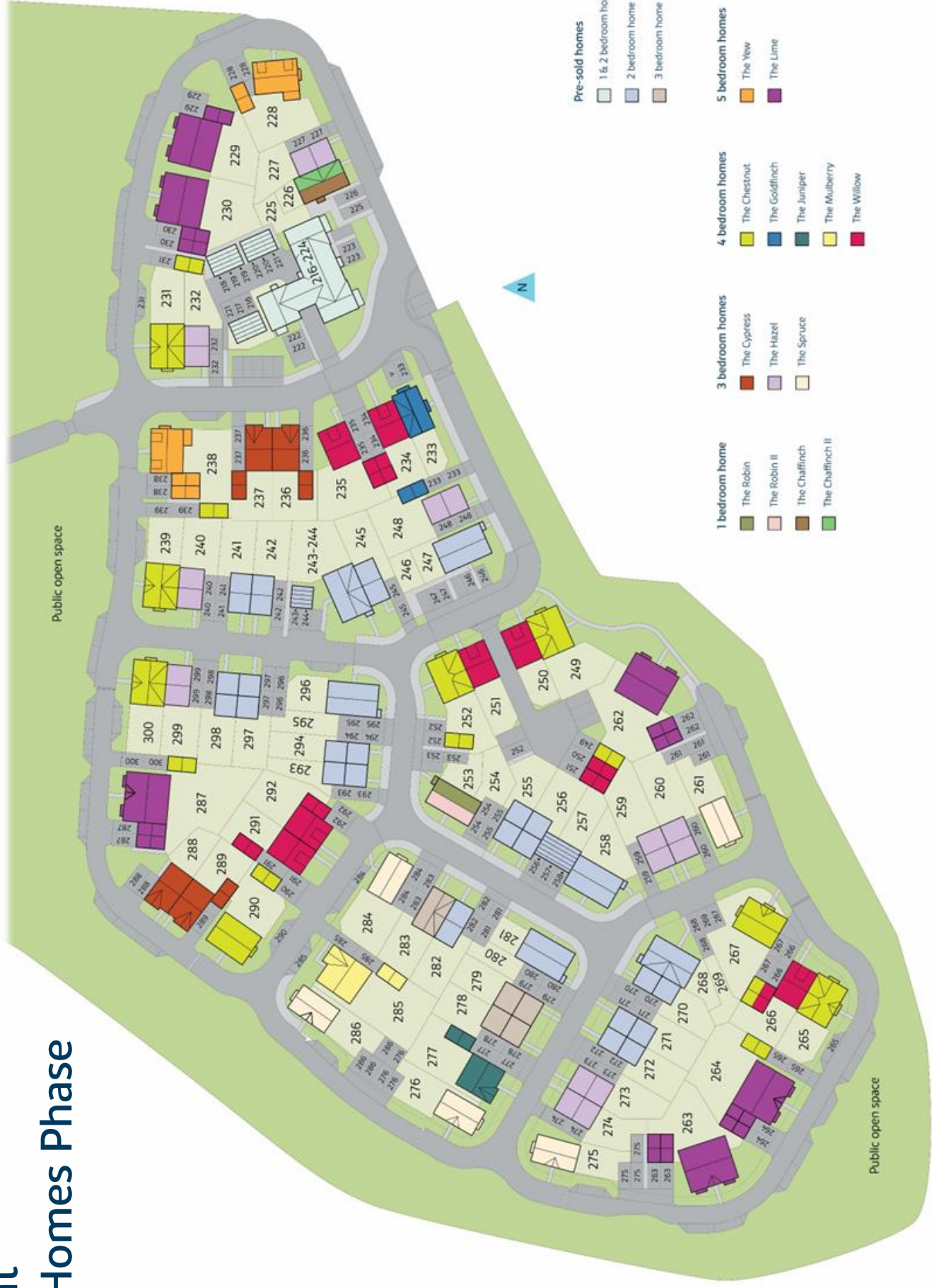
Trinity (Estates) Property Management Ltd will have various responsibilities within Albany Park.

These include:

- Maintenance and upkeep of public open spaces, equipped play areas across the development. They will also be responsible for any railings, benches, cycle stands, bins etc associated with the managed play areas.
- Private roadways upkeep and maintenance including associated streetlighting in these areas
- Where applicable and relating to those properties held in a leasehold tenure, such as the maisonettes, they will be responsible for buildings insurance, external structural maintenance, internal hallway cleaning, general building repairs, door entry maintenance and annual inspections.
- Arboriculture services required to maintain the older trees on the development.

Further details of Trinity's services and charges across the development can be found on the Albany Park website or please speak to one of our Sales Team.

Current Bovis Homes Phase



- Pre-sold homes**
 - 1 & 2 bedroom home
 - 2 bedroom home
 - 3 bedroom home
- 1 bedroom home**
 - The Robin
 - The Robin II
 - The Chaffinch
 - The Chaffinch II
- 3 bedroom homes**
 - The Cypress
 - The Hazel
 - The Spruce
- 4 bedroom homes**
 - The Chestnut
 - The Godfinch
 - The Juniper
 - The Mulberry
 - The Willow
- 5 bedroom homes**
 - The Yew
 - The Lime



How will the development benefit the local community?

Vistry Group will also support the local community by contributing over **£5.7million**. This includes contributions towards:

- Education – including improvements at both Tweseldown Infant School & Church Crookham Junior School and the expansion of Calthorpe Park Secondary School.
- Leisure – contributions towards Fleet Leisure Centre, works to Fleet Pond and Basingstoke Canal project towpath.
- Transport – contributions to provide improvements to various cycle and pedestrian routes in the vicinity of the development.
- Local travel plan including contributions towards monitoring and implementation of this.
- Strategic access management and maintenance
- Additional car parking spaces at the nearby Zebon Copse Centre adjacent to the development.

In addition, the development is providing affordable housing equating to 40% the total number of homes across the development, with a split of affordable rent and shared ownership as part of the Section 106 agreement.

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:

customerservice.southern@vistry.co.uk

**Bovis
Homes** 