

Elsenham Development Update



July 2026 Issue



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

Elsenham Brook consists of 130 new homes and associated infrastructure including a play area, 67 plots for private sale, 11 privately rented plots sold to LEAF Living and 52 housing association plots purchased by Chelmer Housing Partnerships. All plots come equipped with an EV charger and are supplied with either air source heat pumps or solar panels.

Site Activity

- 85 new houses now occupied.
- The 11 LEAF Living houses were completed and handed over in July 2025.
- The education land is due to be completed and handed over to Elsenham C of E Primary School in June 2026 as part of our planning obligation.
- The public footpath will remain closed to the public until the site's estimated completion early 2027.
- A temporary public footpath has been opened to the public from 1st April 2026 until the permanent diversion is in place in October 2026

Adoptable Roads & Drainage

- There is a legal agreement in place for the adoptable roads to be offered to the local highway authority for adoption on site completion.
- The maintenance of all adoptable roads on the development remains the responsibility of Vistry until the handover to Essex Highways.
- There is a legal agreement in place for the foul sewer to be connected into the existing sewer into Hall Road, and a pumping station serving the south-east corner of the site. The foul sewer will be adopted by Thames Water on completion, and the pumping station will be adopted by the management company.

Open Space and Play Areas

- First plots commenced October 2023.
- The first occupations took place in early 2025, with completions anticipated until early 2027.
- LEAF Living Private Rented plots completed and handed over July 2025.
- Plot 1 is the current show home and sales suite which is located next to the site entrance on Golden Miller Avenue.
- The west side of the development anticipated completion is approximately December 2026.
- We are currently progressing with works on the education land as part of our planning obligations and anticipate this to be handed over to the school in April 2026.

Managing Agent

- Firstport are the Management Agent that we are partnering with on this development, they will be responsible for the maintenance of the open space, private roads, parking courts and landscaping on completion of the site. Hall Road Elsenham Estate Company Limited (Company number 15328942) are the Managing Company who will be the first point of contact to residents for any queries relating to service charges and maintenance.
- It is expected that residents will be appointed as Directors of the ManCo on completion of the development.
- It is intended that Firstport will take handover of the west side of the development by April 2026 with the remainder of the site anticipated to be handed over early 2027.

Ecology



- We have retained boundary hedgerows and trees to the north and south of the development.
- We are incorporating newt fence protection and new bird & bat boxes.

Services

- Incoming gas and electricity provided by GTC and serviced by British Gas.
- Incoming fibre provided by OFNL.
- Surface water is managed by Thames Water and wastewater is managed by Affinity Water.
- The pump station is managed by PDAS until it is adopted by Firstport on site completion.

Development Layout Plan



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

How will the development benefit the local community?

Bovis Homes will also support the local community by contributing **£1,716,239** towards:

- Healthcare - £51,267
- Community Facilities - £ 310,000
- Public Transport - £347,328
- Early Years, Primary and Secondary Education - £970,294

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: **Customer.Service.CentralHomes Counties@vistry.co.uk**. For out of hours emergencies, please call, **01279 972641** and select the relevant option.

