

A warm
welcome from

Trustgreen



Austin Heights

Who Are Trustgreen?

As one of the UK's market leaders in open space management, Trustgreen has been appointed by your developer to take care of the landscape environment and other features on your development that are not maintained by your local authority.

Once the open space on your estate is complete, Trustgreen will take on the responsibility for Management, Monitoring and Maintenance.

We will provide you with a year-round service that is designed to help secure the long-term attractiveness of the development.

To deliver this service, Trustgreen will charge each homeowner a 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 forecasted annual fee agreed with your developer is provided in our Fee Matrix.

This figure may be increased each year in line with retail price index (RPI) from when our services were agreed or from the date listed in your legal documents.

Once Trustgreen begin to manage the open space, the annual management fee will then 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 Customer.Care@trustgreen.com and we will be pleased to help you.

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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 number of visits



Our Fee Matrix explaining how your fee has been allocated

Austin Heights

Management Plan



Austin Heights Longbridge

- 1 bedroom homes**
 - The Cornflower
 - 2 bedroom homes**
 - The Curlew
 - The Fulmar
 - 3 bedroom homes**
 - The Beech
 - The Dunmuck
 - The Kingfisher
 - The Nightingale
 - The Egret
 - The Peregrine
 - 4 bedroom homes**
 - The Skylark
 - The Plover
 - The Orchard
 - The Redstart
 - The Robin
 - Pre-sold homes**
 - Apartments
 - 1 bedroom homes
 - 2 bedroom homes
 - 3 bedroom homes
 - 4 bedroom homes
 - Development by others**
- v visitor space
 bks bike store
 bs bin store
 ss substation
 lip local area of play
 pos public open space
 neap neighbourhood equipped area of play

The site plan shown on this page 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

Austin Heights

A Breakdown Of Your Fees

Management Company

Longbridge (Birmingham) Management Company Limited

Development

Austin Heights, Longbridge, West Midlands, B31 2GY

Date of this revision

30th June 2026

Prepared by

TF

Reference

TG2792

No of units to contribute

688

Management Fee	£165.14
Maintenance, Inspections & Repairs	
POS Maintenance	£32,728
Tree Works & Hedgerow Management	£14,814
Attenuation Features	£3,960
Play Areas Inspections & Maintenance Including Annual ROSPA	£12,542
POS Footpaths, Street Furniture, Fencing & Pedestrian Ramp	£2,400
Ecological Habitats	£1,200
General Maintenance & Minor Repairs	£2,400
Infrastructure Features	
Access Road	£1,920
Expense & Overheads	
Insurance	£2,476
Health & Safety Inspections	£2,064
Accounts & Audit	£1,651
Misc & Administration	£6,192
Management Fee	£16,512
Town Centre Service Charge Deed	£3,761.29
Sub Total	
	£104,620.29
Reserve - Repairs & Replacement	
	£9,000
Total	
	£113,620.29

10 Year RPI Increase Forecast

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
£165.14	£170.92	£176.90	£183.09	£189.50	£196.13	£203.00	£210.10	£217.46	£225.07

We have provided a 10 year RPI forecast based on the historic RPI rate of **3.5%**. Please note, this is a forecast and is always subject to the actual RPI rate in the future.

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FAQs

Who are Trustgreen?

As one of the UK's market leaders in Open Space Management, Trustgreen have been appointed by your housing developer to look after the landscape environment on this development.

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

As part of the Planning Application that was submitted prior to the commencement of your development, your developer 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 Managing Agent responsible for providing this service.

Will my Annual Management Fee increase yearly?

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

What is the Annual Management Fee?

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 share.

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

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

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.

Austin Heights

FAQs

How can I pay my Trustgreen Annual Management Fee?

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.

What maintenance work are Trustgreen responsible for?

The maintenance work we are responsible for may involve mowing/strimming grassed areas, shrub & tree pruning, litter picking and weed spraying (where necessary) along with maintenance of infrastructure in some cases. 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.

Which parts of the development will Trustgreen maintain?

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

How often will Trustgreen visit our development?

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.

What if my question is not covered here?

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

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