



PICKFORD GATE

WELCOME TO YOUR NEW HOME

A warm welcome to your new home at Eastern Green at Allesley, constructed by Countryside Partnerships, who have appointed Greenbelt to care for the public open spaces.



GREEN SPACES MATTER

Greenbelt will be caring for the outdoor areas and amenities on your development. You deserve a beautiful, enjoyable, natural environment right on your doorstep... we deliver because we understand green spaces matter

25+

Years' experience and expertise in Public Open Space stewardship

15,000+

Tonnes CO2 absorbed annually by our Public Open Spaces

20,000,000+

M2 of natural environments managed, benefiting homeowners' wellbeing



WE UNDERSTAND WHAT MATTERS

We provide long-term stewardship on developments and nurture a strong, long-term partnership with the community



PLANET MATTERS

Our land maintenance and management services are eco-aware, fully sustainable and ensure biodiversity will thrive for future generations to enjoy.



PLACE MATTERS

Interaction with nature is proven to benefit our mental health and wellbeing and our biodiverse approach nurtures local wildlife, flora and fauna.



PEOPLE MATTER

Community engagement is hugely important to us and green spaces are often at the heart of this connection. This is why we're always keen to help with local initiatives.



PRICES MATTER

We offer the best value-for-money service in the UK. We fight hard to keep prices down without compromising on the quality of service and care that we offer.

ANNUAL MANAGEMENT CHARGE PRICING BREAKDOWN

Below is a summary of our anticipated Initial Annual Management Charge. This is reflective of the works we anticipate incurring whilst caring for the open spaces on your development.

Routine Maintenance **£75.98**

This is for the regular maintenance that we carry out. We provide you with a Written Statement of Services and plan which will identify, and explain, the maintenance specification of the areas and facilities that we will be caring for. We use performance-based, rather than frequency-based, specification system.

Supervision **£21.04**

A dedicated Regional Operations Manager will regularly inspect the maintenance and features of the development to ensure it has been performed to specification. During these visits they will check up on any previously identified matters, report any newly identified areas of concern that require attention and investigate any customer maintenance enquires.

Customer Support **£52.40**

We apply one Annual Charge for all our administrative/managerial services covering items such as annual review of all site features, including the engagement of independent inspectors, documents and correspondence and, very importantly for a company that believes People Matter, our dedicated customer care services.

Expert Consultancy **£2.20**

Some of the amenities that we manage will require inspections by a fully independent suitably qualified inspector, or expert, as part of, for example: British Standards, planning requirements or CIRIA guidelines. We take Health & Safety and legislative guidance seriously and always carefully source our trusted external experts.

Cost of Management & Maintenance **£151.63**

Refundable Contingency **£15.85**

This enables us to instruct any services without delay for those unforeseen events that are not part of our routine maintenance programme such as play area repairs or replenishment planting. Helping to keep your open spaces safe and smart.

VAT **£33.50**

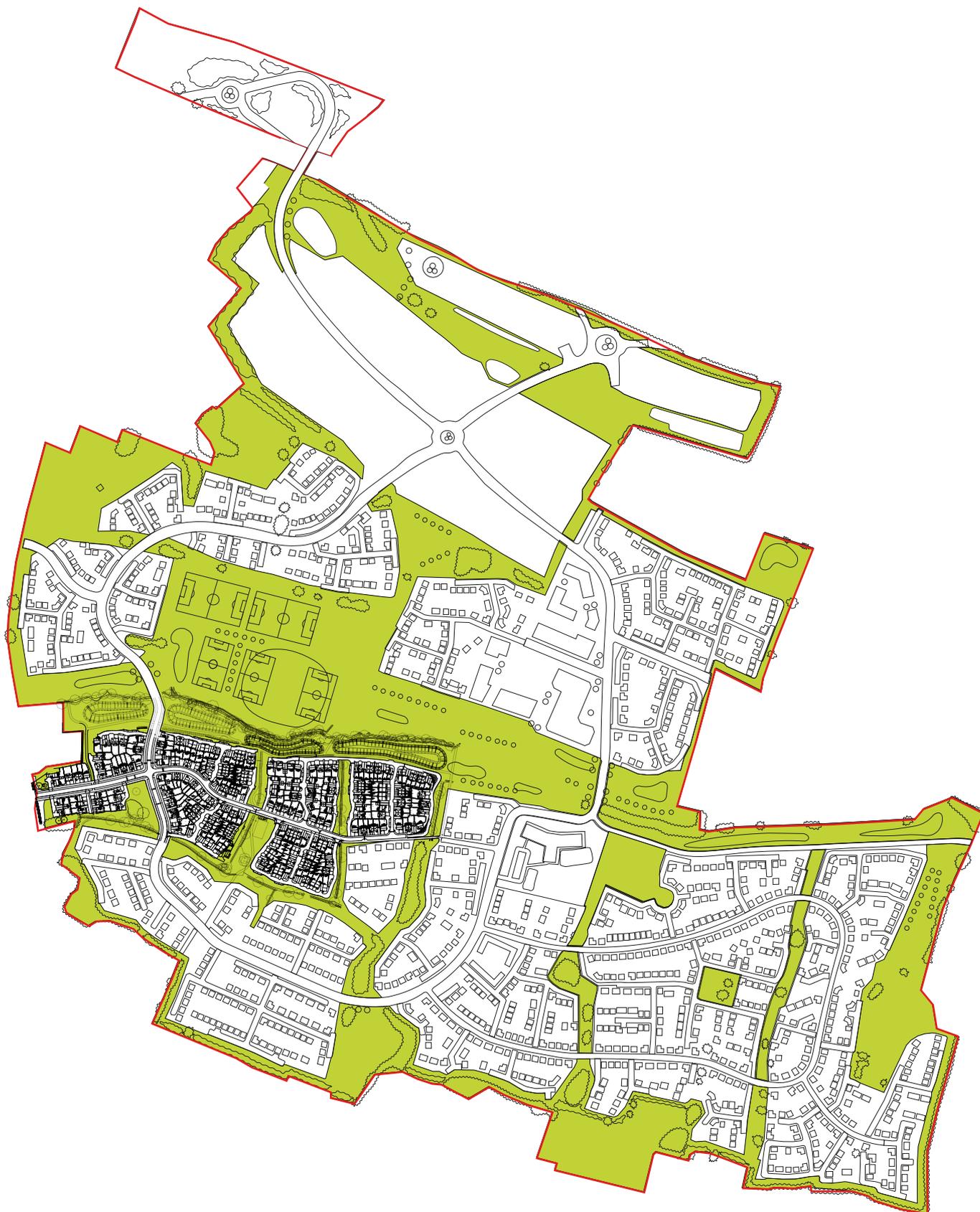
VAT on our service is chargeable at the standard rate of tax at the point of when the service is provided. This figure is illustrative of the charge likely to be applicable and is subject to change. Any changes are outside of our control.

Homeowner Annual Management Charge (AMC) £200.98

Pickford Gate

3981

October 2024



 Open space to be managed



Care has been taken to ensure the accuracy of all of the information in this brochure at the time of going to press. The contents are not, however, intended to form any part, or constitute any representation of any warranty or contract. Please note that architectural details, specifications and plot and amenity layouts shown are for guidance only and may be subject to variations. © Greenbelt Group Ltd 2022.

Property Factor
Registration No:
PF000191

YOUR BREAKDOWN AND UPDATES





GO PAPERLESS! FIVE REASONS TO MAKE THE SWITCH

Why pay for paper? We're Green By Nature and so we've officially started the Countdown Clock on our 12-month countdown to full paperless, online billing. There are many fantastic reasons to make the easy switch from paper to electronic bills.

BE ECO-FRIENDLY
By going paperless together we reduce waste, pollution and costs.

SAVE MONEY
Sign up to paperless billing and save £5

SAVE TIME
Hassle and stress free paperless billing matches our resident lives

STAY SECURE
Our online system is not only easy to use but also safe and secure



GREENER TOGETHER

What's new at Greenbelt

At Greenbelt people matter... that's why we reach out to all of our homeowners across the UK. We want to check with you how we're nurturing the natural environment on your doorstep, as well as supporting your local community.

Create Your Own Biodiverse Garden

Being green by nature, we're focused on creating biodiversity in our public open spaces. There are also very many ways you can help promote a richness of flora and fauna in your own garden.



A season for sharing
Biodiversity of seasonal outdoor space supports many of our residents' children. Perfect for all sharing seasonal items, plants and garden furniture, our online community offers a convenient space to share seasonal items and garden furniture. It's a great way to share your garden items with other residents.



Yes we really are Green by nature
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Gardens for generations
Biodiversity of seasonal outdoor space supports many of our residents' children. Perfect for all sharing seasonal items, plants and garden furniture, our online community offers a convenient space to share seasonal items and garden furniture. It's a great way to share your garden items with other residents.



Supporting Best on the Street
Biodiversity of seasonal outdoor space supports many of our residents' children. Perfect for all sharing seasonal items, plants and garden furniture, our online community offers a convenient space to share seasonal items and garden furniture. It's a great way to share your garden items with other residents.

We'd love to hear from you about your gardening initiatives, local charities or Resident Association activities where we can become involved and offer our help. If you have any interesting stories, please contact us on info@greenbelt.co.uk

WORKING FOR YOU

- **Customer Liaison Officer**

A proactive point of contact with homeowners

- **Conversations**

We can arrange regular drop-ins and annual meetings

- **Customer Services**

Help with all types of queries, from maintenance to billing



WORKING FOR YOUR COMMUNITY

- **Residents' Associations**

We proactively encourage RAs and offer assistance

- **Events, Fundraising and Activities**

We make positive and enduring contributions

- **Special Projects**

We can help through funding and professional expertise

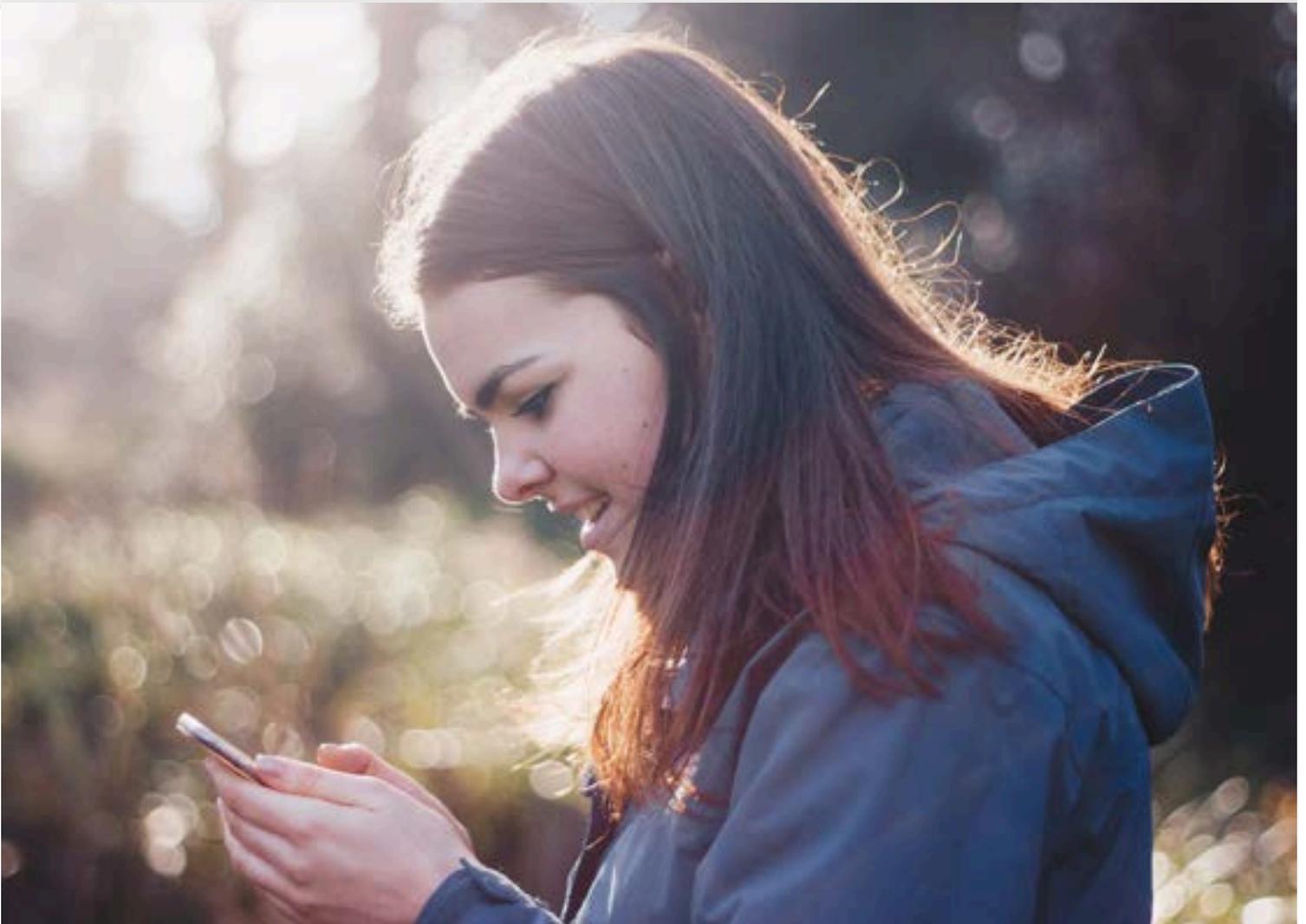


HOW TO CONTACT US

We welcome your enquiries as they help us to continually improve our services

Phone: 0800 028 1749

Email: customercare@greenbelt.co.uk





Find out more about Greenbelt
and what we do for you



Some of the experts who trust us



greenbelt.co.uk