



Keeping you updated

As the final houses have now been constructed, we wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Summary of what's being built:

- 160 homes being built across the site both Open Market and Affordable tenures.
- Adjacent to the Proposed Linear Park which is being delivered as part of the wider Foxdenton Development
- Attenuation basin
- Photovoltaic panels to remaining plots to achieve compliance with the updated Building Regulations.

Site activity

- All of the houses are now constructed and the remaining units currently available for purchase.
- Road & Sewer remedial works will soon be commencing across the site in order to progress the adoption of the Roads and Sewers by statutory bodies.

Specific item – Streetlighting

- Streetlighting is installed throughout the development, until the streetlighting is been formally adopted by the Local Authority and especially throughout the Winter months, it will be regularly inspected and maintained by Countryside Homes, in the event that any of the streetlighting is not working, please contact our customer services team and the issue will be addressed.

Timeline

- Final units completed September 2024.
- Final streetlighting columns to be installed.
- Completion of the Attenuation Basin and associated Landscaping.
- Remedial works to commence to the roads and footpaths including final surfacing to enable the adoption process to begin with Oldham Council Highways.
- Following completion of the attenuation basin and landscaping the area is to be formally handed over to the Management Company.

Managing agent

- Trustgreen will be the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site (excluding the Linear Park).

Annual duties and inspections are as follows:

Health and Safety Risk Assessments - carried out annually for the areas of POS

POS Features - carry out periodic inspections to ensure all features are fit for purpose and repair as and when necessary.

Grassland and Borders - mowed and maintained in accordance with the landscape management plan.

Foliage, hedgerows and weeds - carefully managed in accordance with the landscape management plan.

Trees - inspections to be carried out at least once per year with routine crown lifting, thinning and dead wooding. Trees will be allowed to mature within their surroundings.

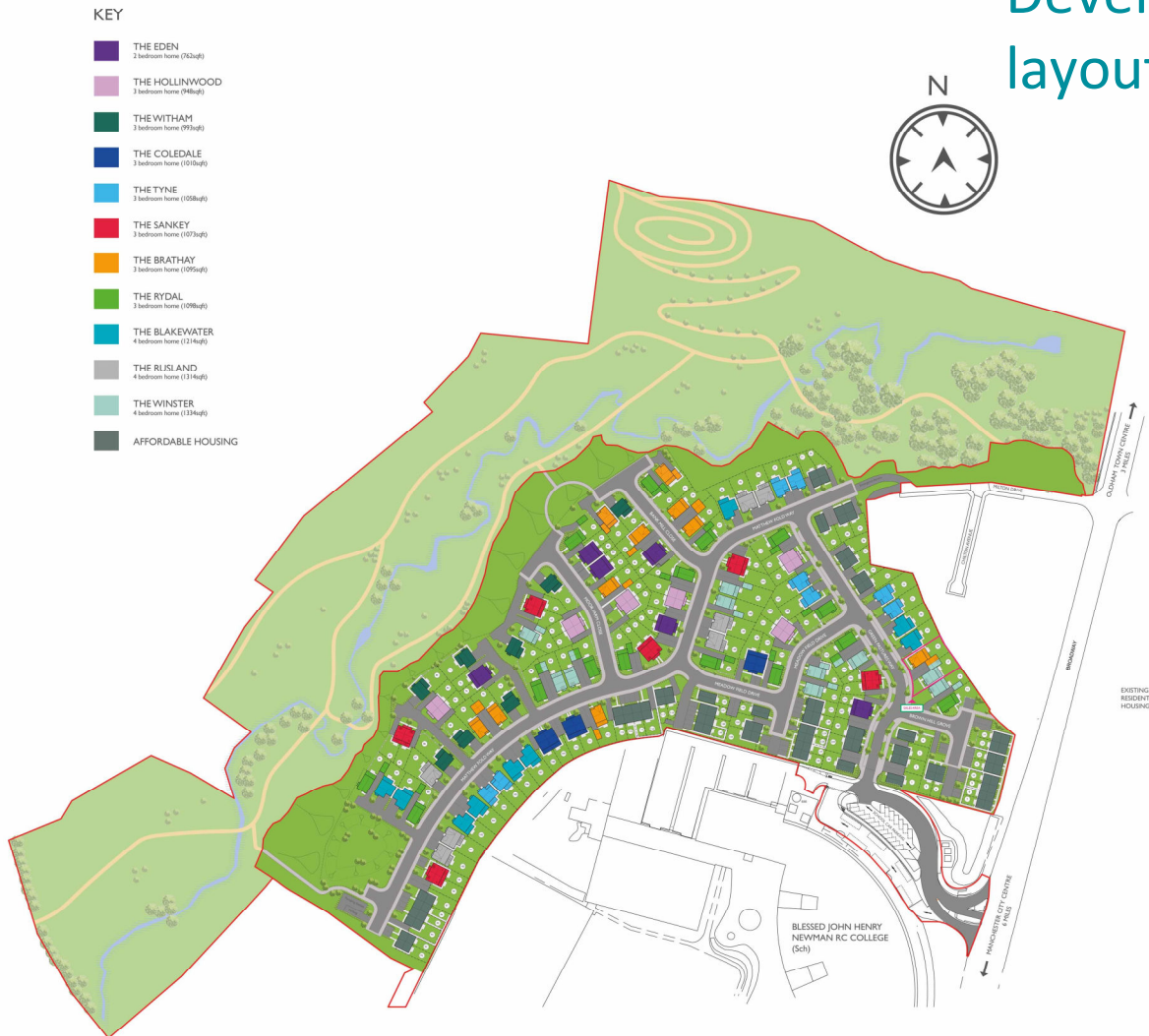
Attenuation Pond - regular inspections & maintenance including litter removal, inlet/outlet cleaning, vegetation management and sediment monitoring & removal when required. Scrub removal around water margins to improve light, management of the habitat to support fauna & flora.

Resident Liaison packs - distributed throughout the development, containing a background on trust green, our contact details and signage.

Litter clearance - will be dealt with promptly on every site visit throughout the year.

Dedicated Resident Liaison Team - with a 24-hour manned call centre with a guaranteed response within 24 hours for all non-emergencies.

Development layout plan



How does the development benefit the local community?

Radclyffe Green supports the local community by contributing £540,000 via a S106 Agreement to fund the provision of Primary School Places within a 2 mile radius of the site.

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:

[NHQC.Manchester@Vistry.co.uk]



COUNTRYSIDE
Homes