

Welcome to The Colleys

As one of the UK's market leaders in open space management, Trustmgt has been appointed by **Countryside Properties** to look after the landscape environment on this development including areas of grass, soft and hard landscaping, trees, hedgerow, areas of play, attenuation areas, open water course, wetland corridor, ecological habitats, street furniture, shared drives, bollard lighting, acoustic fence and footpaths which are not maintained by the local authority.

Trustmgt will provide residents with a year-round service designed to manage and maintain the landscape helping to secure the long-term attractiveness of the environment.

Trustmgt manages new home developments across the UK. Our management team includes experts in landscaping, environmental management, horticulture, forestry, drainage, play and leisure facilities. We manage landscapes to suit the local conditions in a financially sustainable way.

Countryside Properties are currently creating the open space on your development. Once this is complete, Trustmgt will take on the responsibility of the Open Space maintenance ensuring a long term management and maintenance solution for the future.

To ensure the open space matures as intended Trustmgt will provide a quality maintenance service, which includes:

- Summer and winter programmes of maintenance
- A dedicated line to our customer care department
- Safety checks to ensure all facilities are maintained 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 and will be managing and maintaining
- A homeowners pack providing details of all Trustmgt services
- Up-to-date website information for homeowners
- Landscape management plan which sets out the program of works and our scheduled number of visits
- Our Fee Matrix explaining how your fee has been allocated

To deliver this service Trustmgt will charge each homeowner an equal 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 annual fee agreed with your developer is **£87.67 + VAT**. This figure may be increased yearly in line with retail price index stated from the 02nd February 2020. Once Trustmgt starts to manage the open-space the annual management fee will then be calculated from the anticipated management cost for that year.

Please call 01829 708 457 and we will be pleased to help you.

You can also visit our website www.trustmgt.co.uk



Management Fee Matrix

Management Company: Trustmgt (Management Company)

Development: The Colleys, Barrowby Road, Grantham, Lincolnshire, NG31 8NR

Date of this revision: 19th February 2020.

Reference: TG1000 - Revision A

Prepared by: CP

Management Fee Period: 2020 - 21 **£105.20**

No of Units to Contribute	Total Charge
300	
Maintenance & Repairs	
POS Grassland Maintenance & Litter Pick	10870
Inspections	1415
Noise Bund & Acoustic Fence	964
Tree & Hedgerow Works	1920
Street Furniture & Ecological Habitats	1375
Pedestrian Links, Foot & Cycle Ways, Informal Footpaths	1490
Play Areas, Play Equipment	1630
SUDS Features	
Maintenance & Inspections	1920
Health & Safety	
RAMS Submissions & Reviews, H&S Management	952
Insurance	
Public Liability, Perils & Employers	1056
Administration	
Management Fee	3600
Audit & Accounts	816
Sundries	672
Sub Total	
	28680
Reserve - Repairs & Replacement	
	2880
TOTAL	31560