

The Fairways Development update

Issue 1 | [Spring 2024]



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

Summary of what's being built:

- Joint Venture development with Bellway Manchester to delivery a total 690 new homes (equal 50/50 split).
- Out of the 345 Countryside homes we have presold 138 homes to Sigma for Private Rent, 27 homes to Great Places for Shared Ownership with the balance of 180 currently being for Open Market.
- Public Open Space
- Attenuation basins
- EV charging to all plots
- Photovoltaic panels fitted to units complying with the updated Building Regs

Site activity

- Remediation on going within the central portion of the development.
- Installation of Roads and Sewers.
- Timber frame construction via mobile crane lifts.
- External finishing
- Home utility connections

Specific item – Driven Piling

- Due to ground conditions, some homes are to be Piled to ensure that the foundations supporting the houses are transferred to the best ground bearing strata.
- The process of driven piles involves long, slender support structures being driven into the ground using a large machine known as a piling rig which drives the piles into the earth until they reach the required depth.

Timeline

- Site commencement was Jan 2023
- First timber kit was erected June 2023
- Show homes opened February 2024
- First open Market completion anticipated May 2024
- Construction of roads and sewers is ongoing across the whole site
- Installation of Mains Services across the site is ongoing
- Landscaping to plots and along the streets will be completed prior to handover of units

Managing agent

Trustgreen is the appointed Management Company to oversee the long-term stewardship of the Open Spaces across the site.

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.

Street Grass Verges & Trees - mowed and maintained in accordance with the Landscape Management Plan.

Street Furniture, Footpaths & Entrance Wall Feature - inspections & maintenance of the street furniture, footpaths & entrance wall features to include routine emptying of the litter & dog waste bins.

Foot & Cycle Paths - routine maintenance & inspections in accordance with the Landscape Management Plan.

Attenuation feature - regular inspections & maintenance including litter removal, inlet/outlet cleaning,

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

LEAP/NEAP, Play Equipment - inspections, maintenance and repairs in accordance with ROSPA guidelines.

Private Shared Drives - routine inspections, cleaning & maintenance of the surfacing and gullies.

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

Bollard Columns - inspections, maintenance, testing & power for illumination of the unmetered supply street lighting columns.

Acoustic Fence - inspections to be carried out periodically to ensure all features are fit for purpose and repair as and when necessary.

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

Litter Clearance & Bin Emptying - will be dealt with promptly on every site visit throughout the year.

Reserve Account - towards any future repairs and replacements as required.

Development layout plan



How does the development benefit the local community?

As part of the planning permission granted for the Development, a Section 106 Agreement was entered in to, this will provide circa £3.7m towards following :

- Amblecote playing fields & changing facilities
- Off Site Open Space
- Education
- Transport
- Bus stop improvements
- Traffic Claming
- Public Realm

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