

The Fairways Development update

Issue 9 | [Spring 2026]



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 deliver a total of 690 new homes (equal 50/50 split).
- Out of the 345 Countryside homes we have presold 138 homes to Sigma for Private Rent, 41 homes to Great Places for Shared Ownership with the balance of 166 currently being for Open Market.
- Public Open Space and attenuation basins.
- EV charging and Photovoltaic panels to all plots.

Site activity

- The attenuation basins near Manchester Road have now been formed with a section of the open space footpath opened to the public. The next step is to install the play area in this zone, which should be complete by Autumn 2026.
- The Academy Skills zone near Anchor Lane has now been removed with the plan being to finish this area by the end of 2026.
- Construction has started to take place in the central core of the development for Countryside.
- Private open market sale occupations continue to take place for Countryside Properties and Bellway Homes.

Specific item – Streetlighting

- Street lighting has been installed slightly beyond the occupied plots. Until the streetlighting has been formally adopted by the Local Authority, it will be regularly inspected and maintained jointly by Countryside Properties and Bellway 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

- Site commencement was January 2023.
- Show homes opened February 2024 and accessed from Manchester Road.
- First open market completion took place in September 2024 for Countryside Properties.
- First plot handovers to Great Places took place at the end of September 2024 for Countryside Properties. The last of 41 plots were handed over to Great Places early October 2025.
- First plot handovers to Sigma (Simple Life) took place at the end of January 2025 towards the Anchor Lane side of the development. In July 2025, all 138 plots were handed over to Sigma (Simple Life).
- Construction of roads and sewers together with mains services are ongoing across the wider site away from occupied plots.
- Landscaping to plots and along the streets will be completed prior to handover of units.
- Public Right of Way from Moorhey Road to the M61 pedestrian footbridge was opened on 27th May 2025. The Public Right of Way from Rothwell Lane remains closed until further notice.

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 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.

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 and will provide circa £3.7m towards following :

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