

A warm
welcome from

Trustgreen



Welcome to **Lower Herne Village**

As one of the UK's market leaders in open space management, Trustgreen has been appointed by **Vistry Kent** to take care of the landscape environment on your development including areas of grassland, trees & woodland buffers, hedgerows, attenuation features, street furniture, play areas, parking courts & visitor bays, pedestrian and cycle routes, private roads, shared managed drives and street & bollard lighting that are not maintained by your local authority.

Vistry Kent are currently creating the open space on your estate. Once this is complete, Trustgreen will take on the responsibility of the Open Space maintenance ensuring a long term management and maintenance solution. We will provide you with a year-round



To deliver this service, Trustgreen 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 forecasted annual fee agreed with your developer is **£163.33 + VAT**. This figure may be increased each year in line with retail price index (RPI) stated from **2nd March 2024**. Based on the current rate of RPI, your forecasted fee for Year 5 will be **£187.43 + VAT** and for Year 10 will be **£222**



Our Quality

Management Services

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



Summer and winter maintenance programmes



A dedicated line to our customer care department



Safety checks to ensure all facilities are maintained and 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 managing and maintaining



A homeowners pack providing details of all Trustgreen 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

Site Name

Site Plan



A breakdown of Your Fees



Management Fee Matrix

Management Company	Trustgreen (Management Company)		
Development	TG1411 Lower Herne Valley		
Date of this revision	August 2024	Prepared by	CO
Reference	TG1411	No of units to contribute	806

Management Fee Period	2024-2025	£163.33
Maintenance, Inspections & Repairs		
POS Maintenance & Litter Pick		28,919
Tree & Woodland Buffer		5,328
Hedgerow Management		4,922
Structures & Street Furniture		2,928
General Repairs		3,000
Play Areas		4,992
Parking Courts & Visitor Parking Bays		2,640
Bin Emptying		2,808
Pedestrian / Cycle Routes & PRoW		3,360
Private Roads and Shared Drives		7,920
Street & Bollard Lighting		8,840
Community Champion		30,000
Attenuation Features		
Maintenance and Inspections		3,840
Statutory Inspection & Testing		
Health & Safety and Inspections		2,902
Ecological & Tree Inspections		2,160
Insurance		
Public Liability, Perils & Employers		2,902
Administration		
Management Fee		19,344

This Budget is an estimate based on information available at the date of preparation and may be subject to reasonable revision in the course of the development and then on an annual basis as provided for in the transfer and or lease by which an individual property is sold.

T: 01829 708 457

E: enquiries@trustgreen.com



Unit 7, Portal Business Park, Eaton Lane, Tarporley, Cheshire, CW6 9DL



A breakdown of
Your Fees

Trustgreen

Administration	
Audit & Accounts	2,902
Postage & Administration	7,254
Sub Total	
	7,254
Reserve - Repairs & Replacement	
Sinking Fund	11,040
Total	
	157,799

Trustgreen

Site Name

FAQs

Who are Trustgreen?

As one of the UK's market leaders in Open Space Management, Trustgreen have been appointed by **Vistry Kent** to look after the landscape environment on this development.

Why do we need to pay Trustgreen to look after our Open Space?

As part of the Planning Application that was submitted prior to the commencement of your development, **Vistry Kent** worked closely with the Local Authority to ensure that you were provided with valuable amenity land to enjoy together with your new home. During this process Trustgreen were appointed as the management company responsible for providing this service for perpetuity.

Will my Annual Management Fee increase yearly?

The Annual Management Fee is linked to the RPI index meaning it may increase if required in line with inflation.

What is the Annual Management Fee?

When you purchased your property the sales team will have informed you of the Management Fee and that you would be responsible for paying your equal share.

The Annual Management Fee is based on the yearly costs required to maintain your development divided by the number of plots. A full breakdown of these costs are identified within our Fee Matrix detailing how the individual activities have been allocated.

Can I see a breakdown of how my money will be spent?

Our Fee Matrix is based on the budget for the management and maintenance of the amenity land for the next 12 months. At the end of the first year we will be able to provide you with a set of abbreviated accounts confirming the monies spent.

Site Name

FAQs

How can I pay my Trustgreen Annual Management Fee?

We will issue you with an invoice for your share of the management and maintenance costs when the Open Space is complete. You can then pay this by either BACS (via your online banking facility), direct debit, by cheque or by standing order. You also have the option to make payments, monthly, quarterly or annually. Please remember to use your unique TG reference number, this can be found on the top of your introduction letter and invoice.

What maintenance work are Trustgreen responsible for?

The maintenance work we are responsible for involves mowing/strimming grassed areas, shrub & tree pruning, litter picking and weed spraying (where necessary) carried out during each site visit. We will also carry out an annual inspection of the key features within your development and these will form part of our annual Health & Safety report.

Which parts of the development will Trustgreen maintain?

The areas of open space within your development that we are responsible for are identified on the site plan provided.

How often will Trustgreen visit our development?

Trustgreen carry out a comprehensive year-round service, based on 20 site visits per annum, twice a month March - October and once a month November - February.

What if my question is not covered here?

Please give us a call or alternatively send us an email quoting your TG reference number, this can be found on the top of your introduction letter.

Trustgreen

Unit 7, Portal Business Park
Eaton Lane, Tarporley
Cheshire CW6 9DL

01829 708 457
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Management Fee Matrix

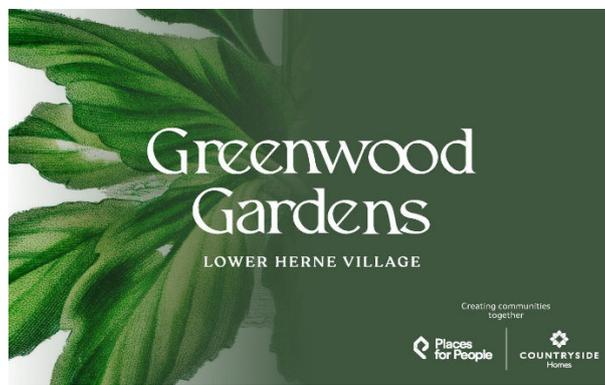
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Community Champion		30,000
Attenuation Features		
Maintenance and Inspections		3,840
Statutory Inspection & Testing		
Health & Safety and Inspections		2,902
Ecological & Tree Inspections		2,160
Insurance		
Public Liability, Perils & Employers		2,902
Administration		
Management Fee		19,344

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Estate Charges

Plot	Estate Charge Amount
1	£110.09
2	£157.33
3	£111.71
4	£155.71
5	£110.09
6	£157.33
7	£111.71
8	£155.71
9	£110.09
10	£157.33
11	£111.71
12	£155.71
13	£206.19
14	£206.19
15	£176.59
16	£176.59
17	£208.01
18	£230.32
19	£293.57
20	£157.33
21	£186.73
22	£157.33
23	£293.57
24	£320.74
25	£320.74
26	£293.57
27	£293.57
28	£293.57
29	£186.73
30	£186.73
31	£324.59
32	£253.23
33	£230.32
34	£230.32

35	£157.33
36	£157.33
37	£157.33
38	£157.33
39	£230.32
40	£230.92
41	£230.92
42	£230.92
43	£230.92
44	£230.92
45	£230.92
46	£110.09
47	£154.08
48	£111.71
49	£155.50
50	£110.09
51	£154.08
52	£111.71
53	£155.50
54	£111.71
55	£114.75
56	£110.09
57	£153.88
58	£111.71
59	£155.50
60	£110.09
61	£153.88
62	£111.71
63	£155.50
64	£110.09
65	£153.88
66	£230.32
67	£186.73
68	£186.73
69	£186.73
70	£186.73
71	£293.57
72	£293.57
73	£186.73
74	£186.73
75	£324.59
76	£320.74
77	£186.73
78	£186.73
79	£186.73
80	£186.73
81	£293.57
82	£230.32
83	£230.32

84	£157.33
85	£230.32
86	£186.73
87	£186.73
88	£260.93
89	£260.93
90	£260.93
91	£260.93
92	£186.73
93	£186.73
94	£271.27
95	£271.27
96	£186.73
97	£186.73
98	£157.33
99	£157.33
100	£157.33
101	£230.32
102	£157.33
103	£186.73
104	£186.73
105	£157.33
106	£230.32
107	£134.01
108	£230.32
109	£157.33
110	£157.33
111	£186.73
112	£186.73
113	£157.33
114	£157.33
115	£157.33
116	£186.73
117	£186.73
118	£157.33
119	£230.32
120	£260.93
121	£260.93
122	£260.93
123	£260.93
124	£157.33
125	£230.32
126	£230.32
127	£260.93
128	£260.93