

MANAGEMENT COMPANY & MANAGEMENT PLAN

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The site – and the residential development to be built upon it – is (and will continue to be) owned by Vivid Housing Limited, who are registered in England and Wales as a registered society under the Co-operative and Community Benefit Societies Act 2014 and as a registered provider of social housing with the Regulator of Social Housing.

As such, Vivid Housing Ltd will be responsible for the ongoing management and maintenance of the common parts.

MANAGEMENT PLAN

As mentioned above, the ongoing management and maintenance of the common parts of this development, will be the responsibility of Vivid Housing Ltd, being the owners of the development.

Management and maintenance of the common parts will be funded by a service charge, payable by residents of the development and will be in-line with the following maintenance requirements, that were secured under the Reserved Matters approval (APP/22/00829):

Drainage and Hard Surfacing Maintenance:

ELEMENT / DRAINAGE COMPONENT	OWNERSHIP ADOPTION	/ MAINTENANCE REQUIREMENTS
Geo-cellular Attenuation Tank	Site Operator / MC	To be monitored for silt build-up and cleaned as required using suction methods, ensuring no solid material passes through the outlet. Monitored the general condition of the tank and system generally, to suit the manufacturer's guidance, checking for leaks and displacement of 'cells'. Inspection annually and before / after extreme storm events.
Flow Restriction Device & Chamber	Site Operator / MC	To be monitored for silt build-up and cleaned as required using suction methods. Check function of flow restriction componentry to suit manufacturer's guidance. Inspection annually and before / after extreme storm events.
Rainwater Pipes	Site Operator / MC	Clearance of leaves/debris from guttering and hopper inlets. Rodding points provided to clear blockages via conventional rodding methods. Inspection annually and before / after extreme storm events.
Permeable Paving	Site Operator / MC	Non-aggressive brushing of the whole surface (avoiding disruption of the jointing material, with suction rates adjusted, based on a trial), either manually or mechanically carried out annually. Top up of the gritstone may be required after cleaning. Weed control – excessive weed growth can be managed by localised spot-treatment with weed killers, in accordance with suppliers' recommendations. Inspection annually.
Catchpit Manholes	Site Operator / MC	To be monitored for silt build-up and cleaned as required using suction methods. Inspection annually and before / after extreme storm events.
Soil Vent Piles / "Stub Stacks"	Site Operator / MC	Rodding points to be provided to clear blockages via conventional rodding methods. Inspection annually.
Gullies (Internal & External)	Site Operator / MC	To be monitored for silt build-up and cleaned as required. Where provided, ensure air traps are primed and sealed to prevent smells. Inspection quarterly.

Soft landscaping:

Any planting defects that occur during the subsequent 5 years after completion will be rectified. Any trees or other plants which, within this period die, are removed, uprooted, are significantly damaged, become diseased or deformed will be replaced during the next planting season with others of the same size, species and quality. A tidy and healthy landscape setting to the development should be maintained at all times.

Vivid Housing Ltd will be responsible for site maintenance, landscape amenity management, hedging and tree works. Suitable specialist contractors/ arboriculturists will be employed and any necessary tree works agreed prior to implementation.

Lighting, boundary treatments, bin/bike stores and internal communal areas:

The maintenance of these communal parts will be the responsibility of Vivid Housing, and so will be inspected regularly. Residents will also be able to report any defects/failings to Vivid Housing and submit a repair request, through their on-line account. Any defects/failings will be repaired as soon as reasonably practicable.