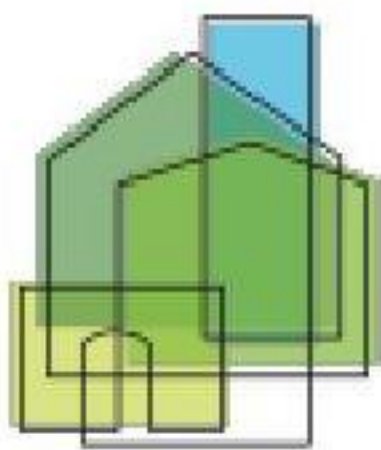




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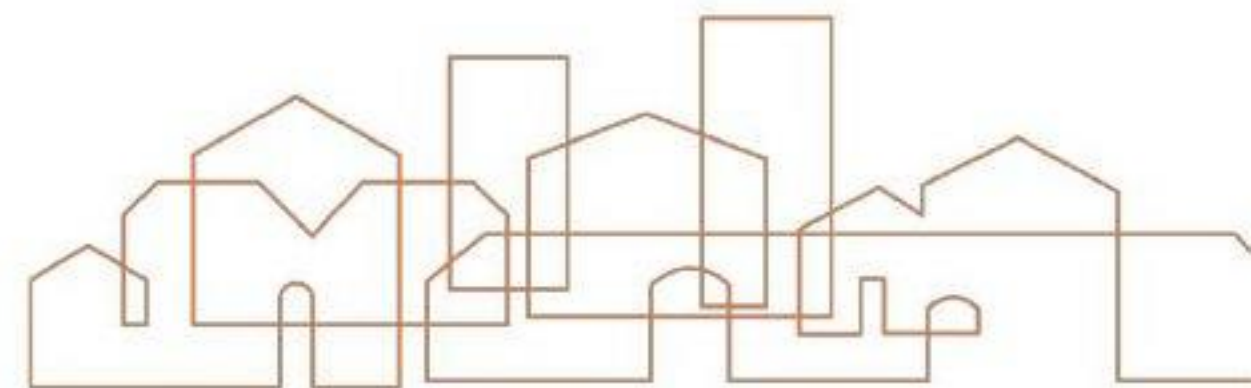
Management Strategy for

Bellway Wessex

Pipits Mews
Barncroft Way
Havant

Proposal author – Simon Byrd

Date of initial Proposal – 9 December 2014

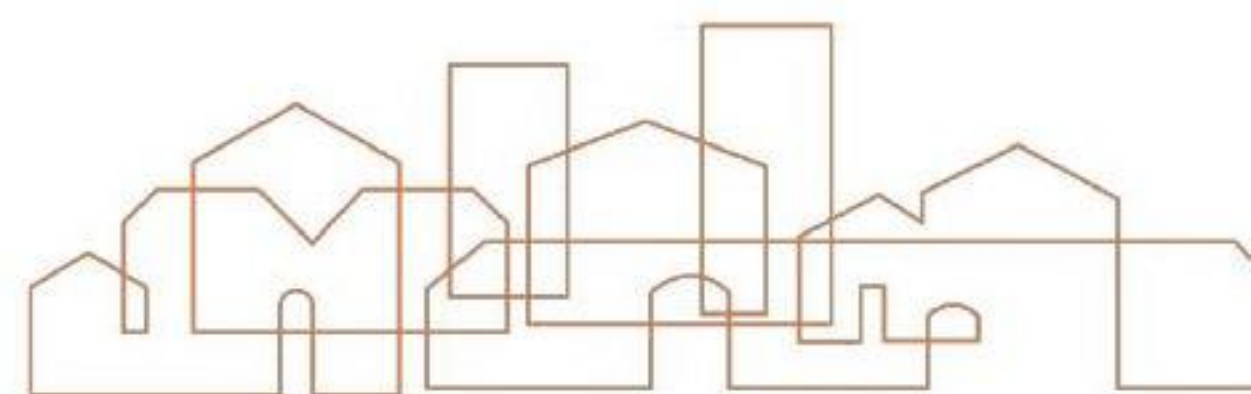


Delivering straightforward property management solutions for developments of any size and complexity.

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Document Control Sheet

Amendment Information

Date	Author	Reason for amendment
19 December 2014	Simon Byrd	Roadways to be managed
01 June 2015	Simon Byrd	Drainage added

Development Notes

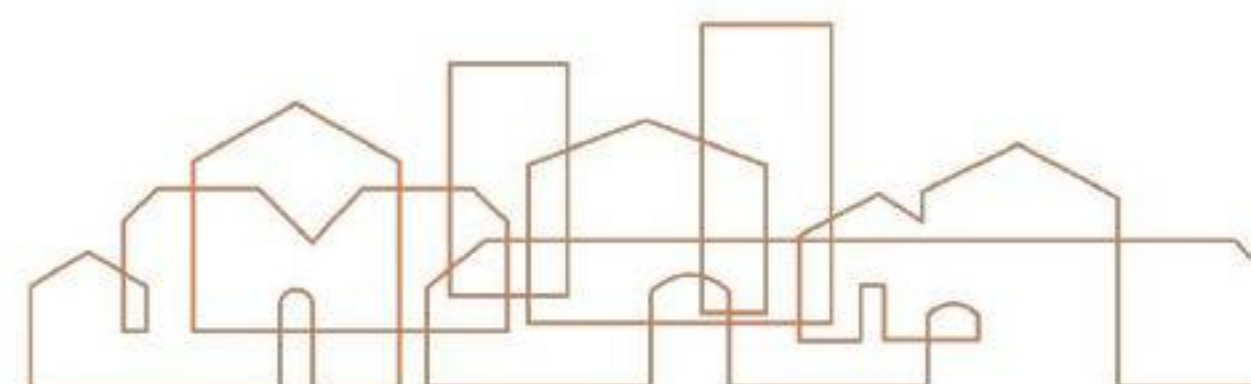
This Management Proposal has been prepared in respect of the estate management and maintenance of the above development. It has been compiled on the basis of the plans, information and specifications provided by the developer at the time of preparation.

Please note

The contents of this proposal do not constitute a contract, part of a contract or warranty.

This management proposal and budget is an estimate based on information available at the time and is correct at the time of writing. Trinity reserve the right to amend both without prior notice should the developer's plans or legal requirements change.

In addition, Trinity reserves the right to update both the management proposal and the budget on an annual basis, including for the period prior to the development being handed over to our management.



About this Proposal

Trinity Estates provide a scheme specific Management Proposal to our developer clients to show how we intend to manage their property. The proposal assists both our own Legal Team and the developers' solicitors when setting out the management requirements of Leases, Transfers and Management Agreements.

There are 3 main parts to this proposal:

Development Notes

Service Charge Budget and Matrix (where applicable)

Service Charge Summary

The Development Notes summarise our understanding of the development and our approach to its management. The notes are based on information provided by the developer and our knowledge and experience of managing similar developments. Items that we are unsure of are shown as "Assumptions" and require confirmation from the developer.

The Service Charge Budget outlines the estimated maintenance costs for each element of the development. Different service charge headings are used to ensure that only those units that benefit from a particular service will contribute towards its associated costs. If there is more than one charge heading then costs are broken down plot by plot on an attached Matrix that shows what each unit will pay annually for each charge heading and, as a total.

The Service Charge Summary provides a detailed description of each maintenance item within the budget.

It is important that all 3 parts of the proposal are looked at in conjunction with each other to provide a full picture of our management proposal.

How we can assist you during sales

Trinity's goal is to offer a high quality and cost effective management service to both developers and purchasers. We have developed a number of features designed to support sales staff and to provide reassurance to prospective purchasers concerning the on-going management of the development:

Management Information Sheets are provided to the Developer's Sales Staff for handing to prospective purchasers. These include a copy of the specific Service Charge Budget, Matrix, Budget Summary and a "Your Questions Answered" information sheet.

Following handover into our management we will write to all owners enclosing a full "Residents Information Pack" which provides more comprehensive details about Trinity Estates, the services we will provide and who to contact in particular situations. In addition, copies of the "Information Pack" will be supplied to your sales staff in order to provide background information to Trinity Estates.

Management support is available to your sales staff to answer questions regarding the management of the development and the Service Charge as they arise.

Development Notes

A new development consisting of 24 private houses and 10 Housing Association (HA) Houses – 34 units in total

All units within the development, including the affordable plots will be required to contribute equally towards the **Service Charge** for maintenance and upkeep of the areas of POS, the private roadway etc.

The estate roadways and footpaths, and their associated maintenance, surface water drainage and lighting, will be the responsibility of the Management Company

The foul drainage systems will remain private and any parts that are located in the managed areas of the development will be the responsibility of the Management Company

The Management Company will be responsible for the following areas of open space within the development:

- The large area of POS located in front of plots 11-14
- The strip of POS and the public footpath that runs alongside plot 22 out to the front of the development
- The small area of POS adjacent to plot 1
- 1m wide grass verge to the southern side of the estate road

Public Liability insurance will be provided to cover the managed areas of the development

The Management Company will be responsible for any sections of fencing or knee rails that are located within the managed areas

Refuse removal will be provided by the Local Authority as part of the Council Tax Charge

There are no play areas for the Management Company to maintain

There are 6 lighting columns for the Management Company to maintain