

Harbour Place

Fee proposal created for Barratt Southampton for your new development: Harbour Place at Bedhampton.



Proposal Date: 25 November 2020
Proposal Number: EI687-384
Development Manager: Robin Waddell

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A national leader in the stewardship of public open spaces, Greenbelt provides long-term, quality management solutions on residential developments all across the UK

This year, as we celebrate 20 years of experience and expertise, our objective remains steadfast: to deliver sustainable, natural, enjoyable environments for all our clients and customers.





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Proposal

Following our recent discussion, we have revised our costs excluding the mitigation area taking into consideration the section 106 report.

This proposal is based on our Greenspace Arrangement whereby Barratt Southampton will pass full ownership of the open spaces and associated responsibilities to Greenbelt. This arrangement provides a secure and sustainable long-term, solution.

To secure the Greenspace Arrangement, requires specific covenants be placed in the homeowner's Plot Transfer document. These include an obligation upon them to contribute equally and fairly, to the management and maintenance of the development's open spaces.

Annual Management Charge

The Annual Management Charge (AMC) is our homeowners fee, designed to provide cover for the provision of our professional management, maintenance, stewardship and administrative services.

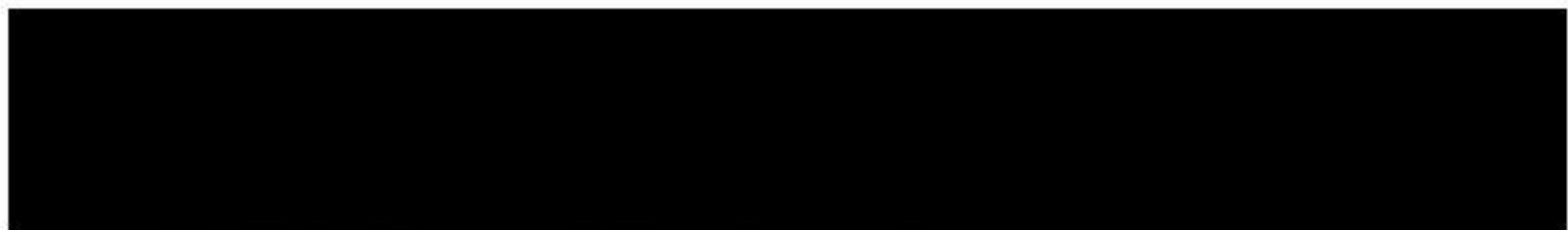
The initial AMC, for Phase A, payable by the plot owner, has been calculated at £139.51 (plus VAT). This is based on 320 contributing plots

The phase(s) incorporate all the features detailed within this proposal.

Initial Fees

Our Greenspace Arrangement involves a deeper understanding of the features to be transferred than traditional 'Agency' arrangements, with bespoke legal input required for the conveyance of open space on every new development.

Greenbelt offers two options for the settlement of this fee:



Annual Management Charge Pricing Grid

Site Name: Harbour Place (Phase A)

Developer - Barratt Southampton

No. of Plots - 320



	Grass (Amenity (Collected)) £0.00	Grass (Rough) £0.00	Grass (Long) £0.00		Shrubs (With Mulch) £0.00
	Amenity Trees (Mature Amenity Trees) £0.00				Woodland & Structure Belts (Young Mature) £0.00
Woodland & Structure Belts (Mature) £0.00		Herbaceous Planting (With Mulch) £0.00	Herbaceous Planting (Without Mulch) £0.00	Hedges (Hedges) £0.00	
	Structure Belt £0.00		Play Areas (Play Area with Bin) £0.00	Play Areas (Play Area Bin Emptying) £0.00	Play Areas (Kick About with Goals) £0.00
Play Areas (Area of Play) £0.00	Play Areas (Multi Use Games Area) £0.00	SUDS (Dry Detention Basin) £0.00	SUDS (Pond) £0.00	SUDS (Swale) £0.00	SUDS (Storage Tanks) £0.00
SUDS (Wet Detention Basin) £0.00	SUDS (Soakaway) £0.00	Walls (Stone Walls) £0.00	Walls (Crib Walls) £0.00	Walls (Gabion Walls) £0.00	Walls (Dry Stone Walls) £0.00
Walls (Brick Walls) £0.00	Fencing (Metal Painted) £0.00		Fencing (Timber) £0.00	Fencing (Metal) £0.00	Fencing (Timber Painted/Coloured) £0.00



Annual Management Charge Pricing Grid

Site Name: Harbour Place (Phase A)

Developer - Barratt Southampton

No. of Plots - 320

Gates (Painted/Coloured) £0.00	Gates (Timber Gate) £0.00	Gates (Metal Gate) £0.00	Gates (Electric Gates) £0.00	Pathways (Hard Surface) £0.00	
Pathways (Block) £0.00	Pathways (Paving) £0.00			Roadways (Loose Surface) £0.00	Roadways (Parking) £0.00
Water (Water Courses) £0.00	Water (Ponds) £0.00	Water (Culverts/Headwall) £0.00	Water (Gullies) £0.00	Street Furniture (Dog Foul Bin(s)) £0.00	
Street Furniture (Bin Emptying) £0.00		Street Furniture (Bin Stores) £0.00	Street Furniture (Benches) £0.00	Street Furniture (Works of Art) £0.00	Lighting (Mounted) £0.00
Lighting (Columns) £0.00	Lighting (Bollard) £0.00	Signage (Signage) £0.00	Facilities (Window Cleaning) £0.00	Facilities (Roofs) £0.00	Facilities (Bio-Digester) £0.00
Facilities (Pumping Station) £0.00	Facilities (Allotment Gardens) £0.00	Facilities (Sports Pitches) £0.00	Facilities (Community Orchards) £0.00		

Initial Annual Management Charge is £139.51 (plus VAT)

Annual Management Charge Pricing Breakdown

Site Name: Harbour Place (Phase A)

Developer - *Barratt Southampton*

No. of Plots - 320

DESCRIPTION	QUANTITY(est.)	UNITS	COST £
Hand Mower + Strimming Obstacles	1200.00	sqm	1152.00
Ride on Mower	16000.00	sqm	2048.00
Tractor Gang Mower	10000.00	sqm	800.00
Cutting Bulb Areas & Lift (Spring)	820.60	sqm	49.24

Amenity grass will be cut at a frequency to be regulated that at no time the height exceeds 65mm. Height to be maintained between 25-65mm. Cuttings to be evenly distributed, not left in clumps or removed from site.

DESCRIPTION	QUANTITY(est.)	UNITS	COST £
Wild Flower Meadows (Remove Arisings)	51015.00	sqm	2703.80
Wild Flower Meadows (Spread Arisings)	20000.00	sqm	440.00
Strimming	7500.00	sqm	450.00
Strimming of Banking	2000.00	sqm	200.00

Meadow areas will be cut once per annum and arisings dispersed evenly. Wildflower Meadows will be cut on instruction either once per annum, arisings lifted / removed, or twice per annum, cut only.

DESCRIPTION	QUANTITY(est.)	UNITS	COST £
1nr Formative Prune (species dependent)	7945.00	sqm	953.40
Weed Control	7945.00	sqm	119.18
Forming Edges of Shrub Beds	633.80	lm	861.97

Shrub beds where there is no covering of bark mulch will be forked once per year, until shrubs reach maturity.

DESCRIPTION	QUANTITY(est.)	UNITS	COST €
Weed Control	500.00	sqm	210.00
Tree Management (Pruning\\\\\\\\\\Stakes & Ties etc)	400.00	tree	600.00
Tree Circle Maintenance (Edge)	350.00	tree	700.00
Tree Circle Bark Top-up (0.5m2 20mm\\\\\\\\\\yr)	150.00	tree	142.50
Woodland Audit	1.00	item	65.00

Young trees will be checked and stakes and ties adjusted when necessary. Any tree which still requires support after the end of the third growing season shall have the stake reduced to a height of 750mm and be re-secured. Any tree which has failed to establish satisfactorily by the end of the fifth growing season shall be removed from site and replaced during the next planting season. Epicormic growth will be removed as and when required. Any dead or damaged trees will be removed at every visit. Mature trees will be inspected for health on an annual basis. Where the tree is located in grass, edges will be re-formed once annually and edgings shall be removed off site.

Annual Management Charge Pricing Breakdown

Site Name: Harbour Place (Phase A)

Developer - Barratt Southampton

No. of Plots - 320



DESCRIPTION	QUANTITY(est)	UNITS	COST £
Visual Check, Straightening	3000.00	tree	90.00
Stake & Ties	579.00	tree	868.50
Woodland Audit	1.00	item	65.00

Young Woodlands or trees are generally classified between 1-10 years. For the first 5 seasons successful establishment is the main priority. Maintenance operations will consist of ringspraying around the base of each young tree to prevent competition. Where there are stakes, ties or tree guards these will be inspected to ensure fit for purpose and not impeding tree growth. In the context of woodland management the term "weed free" means the removal of pernicious weeds allowing natural vegetation on the woodland floor and the under storey vegetation to thrive. All pernicious weeds such as Rumex, Thistle, Ragwort, Willowherb, Himalayan Balsam will be controlled. Young woodland 5 years and upwards will have any stakes and tree guards removed where necessary and any pernicious weeds controlled.

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Woodland	7500.00	item	400.00
Specimen Audit (single tree)	24.00	item	750.00
Woodland Audit	1.00	item	65.00

Semi-mature woodlands are classified between 8-10 to 18-20 years dependent on species and growth. Any vegetation will be cut back from formal or informal footpaths throughout the woodland (buffer zones excluded). All pernicious weeds such as Rumex, Thistle, Ragwort, Willowherb, Himalayan Balsam will be controlled. A visual inspection will be made at each visit and any dead, diseased or damaged trees reported to Greenbelt for recording and any necessary action.

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Weed Control	2000.00	sqm	960.00
Perimeter Prune (where required)	100.00	lm	736.00
Woodland Audit	1.00	item	65.00

An area of planting that as part of the landscape formation of any development is to serve to define the perimeter and or the space between areas of the built environment within the development, also referred to as shelterbelt. The plant composition normally comprises of a mix of long and short lived tree species inter planted with woodland edge native type shrubs (non ornamental) to provide lower and higher foliage cover for the purpose of visual and aural screening.

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Cutting by Tractor Flail	600.00	lm	600.00

Agricultural Hedges will be cut out with the bird nesting season as defined by the Wildlife and Countryside Act 1981 and to species type and specification. This will be undertaken annually unless detailed within a site specific schedule. Perimeter growth will be pruned as and when required. The hedges will have top and sides cut to maintain form.

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Weed Control	633.80	sqm	31.69
Cutting by Hand	633.80	lm	633.80

Ornamental Hedges will be cut out with the bird nesting season as defined by the Wildlife and Countryside Act 1981 and to species type and specification. This will be undertaken annually unless detailed within a site specific schedule. Perimeter growth will be pruned as and when required. The hedges will have top and sides cut to maintain form.

Annual Management Charge Pricing Breakdown

Site Name: Harbour Place (Phase A)

Developer - Barratt Southampton

No. of Plots - 320



DESCRIPTION	QUANTITY(est)	UNITS	COST £
Visual Health & Safety Inspection	1.00	item	390.00
Play Area Annual (England)	1.00	item	69.00
Play Area Quarterly (England)	1.00	item	207.00
Play Areas and Equipment are maintained in line with current European Standards (as detailed in BS EN 1176 Play Ground Equipment Standard and BS EN 1177 Impact Absorbing Playground Surfacing).			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Rabbit Proof Fencing - Wire netting (<15 yrs)	48.00	lm	4.32
1m Wide Clear Strip Along Fences	48.00	lm	5.76
Fences will be checked as part of the routine supervisory inspections. The condition of the fence will be monitored and any repairs instructed as and when required.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Compact Stone / Gravel (Wooden Edge)	2235.50	sqm	335.33
Moss & Weed Treatment	2235.50	sqm	201.20
Pathways will be checked as part of the routine supervisory inspections. The condition of the path will be monitored and any repairs instructed as and when required.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Brick	3565.70	sqm	213.94
Moss & Weed Treatment	3566.50	sqm	213.99
Roadways will be checked as part of the routine supervisory inspections. The condition of the road will be monitored and any repairs instructed as and when required.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Tarmac	400.00	sqm	36.00
Roadways will be checked as part of the routine supervisory inspections. The condition of the road will be monitored and any repairs instructed as and when required.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Emptying Litter Bins	3.25	item	299.00
Bins will be checked as part of the routine supervisory inspections. The condition of the bins will be monitored and any repairs undertaken by a suitably qualified contractor as and when required.			

Annual Management Charge Pricing Breakdown



Site Name: Harbour Place (Phase A)

Developer - Barratt Southampton

No. of Plots - 320

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Woodland Areas	8333.10	sqm	499.99
Rough & Meadow Grass Areas	128535.60	sqm	1542.43
Amenity Grass Areas	5000.00	sqm	1380.00
Hedgerows	633.80	sqm	145.77
Shrubs	7945.00	sqm	548.21
Litter will be picked, collected and removed to an off site tipping or recycling facility as required.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Benches	5.00	item	200.00
A provision for maintaining and managing any irregular or unique components and features which do not fit neatly under any of the above categories. Please be aware that this is provided on an ad hoc basis, and as such any quotes provided will be a rough estimate only.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Supervisor Inspections	1.00	item	1044.00
Snagging	1.00	item	180.00
Play Area Supervisor Inspection	1.00	item	758.40
An assigned Regional Operations Manager will regularly perform a comprehensive visual inspection of, and report on, all the amenities ensuring all routine maintenance works have been carried out to specification; they will also identify, and commission, any additional works as required.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Contingency	320.00	item	5184.00
We incorporate a small contingency sum which enables us to instruct any urgent repairs or address health and safety issues without delay.			

DESCRIPTION	QUANTITY(est)	UNITS	COST £
Managerial Overview	1.00	item	271.50
Admin Fee	1.00	item	12651.41
We apply one annual charge for all our administrative services e.g. Customer Support, Online Portal, Community Liaison scheme, General Documentation etc.			

Initial Annual Management Charge £139.51 (plus VAT)



Standard Conditions of Offer

Greenspace Acquisition

The following terms and conditions apply unless otherwise stated in the accompanying Offer Documents:-

Primary Conditions

1. The terms ("Offer Terms") in the accompanying Offer Documents are subject to a legal agreement ("Legal Agreement") being drawn up between you ("Developer") and Greenbelt Group Limited ("Company").
2. The Offer Terms are for the acquisition, management and maintenance of land and features thereon by the Company in accordance with the requirements of the Developer in relation to the management of the open spaces by the Company ("Services"). The Offer Terms are therefore subject to such requirements adhering to any obligations imposed by any relevant planning decision notices, and/or any Section 106 Agreements, any obligations arising from the title to the land and/or any other statutory obligations.
3. The terms shall be those stated in the Offer Documents and these Standard Condition of Offer together with any other terms agreed between the Developer and the Company. Acceptance of the offer by the Developer shall be deemed acceptance of these terms. In the absence of formal acceptance of the offer, the Company shall be entitled to reissue the Offer Documents to include, without limitation, amended Offer Terms.
4. The Developer shall be responsible for the legal fees of the Company as outlined in the Offer Documents. In the event that the preparation, drafting and completion of the Legal Agreement and/or arranging the legal transfer of the land ("Transfer") extends over a considerable period of time and involves a significant workload, the Developer undertakes, by acceptance of the Offer Terms, to fully indemnify the Company for such properly incurred legal fees and expenses on receipt of any interim invoices (to be rendered at intervals of not less than 3 months) and on receipt of the final invoice to be rendered prior to signature of the Legal Agreement or effecting the Transfer (or otherwise in accordance with the Legal Agreement). If the matter becomes more complicated or protracted than anticipated then the Company reserves the right to seek a further undertaking for costs from the Developer.



Standard Conditions of Offer (cont)

5. The Developer agrees that it shall be fully responsible for and will indemnify the Company on demand for any and all costs and expenses incurred by the Company (including legal costs and expenses) where for whatever reason, (other than the wilful default or negligence of the Company), the Legal Agreement is not entered into within a reasonable time following the date of the Offer Documents (to be determined solely by the Company acting reasonably) and the Company is informed or determines that the transaction contemplated by the Offer Terms and the draft Legal Agreement will not proceed to exchange.

6. By accepting the Offer Terms, the Developer agrees not to supply any third party, including but not limited to any plot owner or prospective plot owner, with any documents prepared or supplied by the Company or any correspondence between the Company and the Developer and/or any third party without the written consent of the Company.

7. The Company reserves the right to nominate a subsidiary or holding company or a subsidiary of a holding company for the purposes of entering into the Agreement or being the transferee for the purposes of the Transfer.

Safeguarding Conditions

8. The Developer will be responsible for appointing a suitably qualified engineer to inspect and report on the condition of above and below ground structures. Any report prepared will be re-addressed to the Company for its benefit and delivered prior to the Transfer. For some structures a collateral warranty in favour of The Company may also be required.

9. The Offer Terms are subject to a written assurance being given by the Developer that the land is not affected, or likely to be affected, by sub-surface instability, whether naturally occurring or caused by underground workings.

10. The Offer Terms are subject to a written assurance being given by the Developer that the land is free from contamination including but not limited to contamination which has the potential to cause significant harm or pollution to either the land, adjoining land or controlled waters by reason of the substances in or under the land.



Standard Conditions of Offer (cont)

11. The Company will provide the wording required to be inserted into the Developer's standard plot transfers/lease, to ensure protection of the obligation on the homeowners to pay the annual management charge applicable to the Services. The form of wording required will also be set out in the Legal Agreement. If any plot sales are completed without using the form of wording provided, the Company shall be entitled to either withdraw from the transaction, or shall be entitled to amend the terms on which the Company is prepared to continue to transact with the Developer, including, but not limited to, requiring the Developer to make payment to the Company of an appropriate fee in lieu of being able to enforce the payment obligation as against the total number of homeowners on which the Offer Terms have been calculated.

12. The Offer Terms will require to be confirmed, and may be subject to amendment, in the light of detailed designs or any obligations to be contained in relevant planning conditions and any Section 106 or other agreement not made available to the Company at the time the Offer Documents is issued.

Payment Conditions

13. The Initial Annual Management Charge will be reviewed annually by reference to the Retail Price Index as at the date stipulated in the Legal Agreement, failing which, at 31 March in each year from the date of the Offer Documents.

14. Any estimated sums referred to in the Offer Documents will require to be confirmed in writing by the Company.

Points of Clarification

(i) *The Offer Terms exclude operations required by the Developer to complete or make good works which are the subject of any contract by the Developer with a third party.*

(ii) *The Offer Terms are exclusive of Value Added Tax.*

(iii) *The Offer Terms exclude the capital costs of laying out areas to the approved design unless specifically stated.*

(iv) *By mutual agreement, the Company may be prepared to assume management responsibilities for certain parts of the site at a date earlier than the anticipated transfer date, on the basis of a licence to occupy. This may be at additional cost.*

Contact Us

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