



Dear Resident,

**Invitation to next meeting 6/7/2022 at 6.30pm to cover**

**1 Community Interest Company**

Please do become a member of the company

please email [residents@channelscic.co.uk](mailto:residents@channelscic.co.uk) giving your full name and address and we will arrange it.

**The following are the CIC directors**

**Bellway Parcel**

Christopher Millwood	130 Fairway Drive
Caroll Crumpen	75 Fairway Drive
Kwex Nw	1 Niblick Green
Andrew Wright	89 Fairway Drive

**Croudace Parcel**

Carol Far	33 Condor Gate
Sandrah Arnold	8 Condor gate
Simon Shaw	28 Albatross Way

**Home Group Parcel**

Cris Simpson	5 Woburn View
Christopher Reilly	38 St Andrews Drive

***We welcome applicants for Marden phases directors***

**2 Proposed Budget for 2022/2023**

The Budget for 2022/23 is largely driven by what level of management we all want for the site wide areas. The Budget we have provided is based on the current Site Wide Maintenance Schedule which is included in this report, and our experience of working with the estate management team for the past year.

It covers all of the land currently available to residents, although we don't expect the budget to materially increase as the remaining areas become available.

*Please note that residents only pay for maintenance of the land that has been handed over – no money is spent on land which has not yet been handed over – that is the responsibility of the developers until they hand the land over.*

The Site Wide Maintenance budget was originally estimated at around £135/home/year in 2014 which would be around £170/per home/year with inflation, but we intend to do our best to keep it well under the original £135 estimate so we trust that this will be welcome news for everyone.

**The Budget has been set at £130/home per year (the same as last year).**

**NOTE: Please complete and return the Travel Plan questionnaire if you have not yet done so**

Join Zoom Meeting

<https://us02web.zoom.us/j/82579971614?pwd=d2p0bHFpdnFwZzVpM1g1QmcyeUZ3dz09&from=addon>

Meeting ID: 825 7997 1614

Passcode: 4neEJe



**Channels Site Wide Open Space Maintenance Schedule**

**Weekly Tasks**

(M W F = Monday, Wednesday, Friday)

Check Fishing Lake levels and drains Daily	Village Green	The Park (inc. Play Area & Skate Park)	RDR	Western Mitigation Area
Litter Pick	M W F	M W F	M F	M W F
Bin Collection	M W F	M W F		M W F
Check for debris on road			M F	
Health & Safety Check and Walkaround	M F	M F	M F	M F

**SEASONAL & OTHER TASKS**

	Green	Park	RDR	WMA
Strimming and cutting March to November *	Y	Y	Y	Y
Hedgerow cutting once in March & September		Y	Y	Y
Spraying hard and soft surfaces when necessary	Y	Y		Y
Wildflower & Long grass cut once in September *	Y	Y		Y
Beds weeded (Skate Park & Play Area) April/July/November		Y		

\* Weather dependent

**Other Works**

Barking of Bedding areas once per year in February

Pumping of ponds if overflowing (as required)

Watering of trees in times of drought

Covid-19 related issues

CAR PARK		
Job	Schedule	
Litter Pick	M W F	Weekly
Hedge Cut	Apr / Sept	2 x per year
Weeding	Apr / July / Nov	3 x per year
Spraying Hard Surfaces	April / July / Nov	3 x per year

NOTE: Grass cutting - unless otherwise specified:

- The Green will be cut to a long lawn standard (grass length up to 75mm)
- Wildflower areas only cut once a year
- Other areas to a paddock standard (grass length generally allowed to grow up to 200mm, in places up to 300mm, with individual wildflower clumps and tufts allowed to grow higher)

In addition extra bins have been provided to the Home Group parcel and these are being emptied, all at Home Group's cost.

**NEWS: As part of the Growth Fund we have agreed to invest in a fitness trail and equipment in the Country Park, with thanks to a large contribution from Broomfield Parish Council.**



## **INFORMATION – THE BASIS FOR THE SERVICE CHARGE**

As part of their planning consents both Channels and Beaulieu are required to manage their open space through a Residents Service Charge. This is common for large developments. The Service Charge year runs from 1<sup>st</sup> July to 30<sup>th</sup> June each year.

At Channels the open space has been and is being delivered by the developers at no cost to the residents.

Open Space comes in two parts:

- Local Open Space      Managed by each Developer's Resident Management Company
- Site Wide Open Space    Managed by the Site Wide Management Company

The legal obligation to pay the Service Charge is contained in the Deeds of every home at Channels and there are serious consequences for non payment. This Service Charge system was explained by all the Developers at the time that homes were sold and would have been explained by the solicitors handling the purchase.

Proposals have been made to each of the Management Companies to combine into the CIC which would bring simplification and costs savings to all

## **Channels Garden Community – new development and new Parish Council**

The Chelmsford City Council's plans to extend the development of Channels and Beaulieu with a further 5,500 homes have been published and are out for consultation (see CCC website)

Combined with Channels 1 and Beaulieu the development will be of some 10,000 homes and a new Parish Council is being formed to look after the whole of CGC. This will take effect in 2023. The new Parish Council will not take over the CIC but we will work closely with them on Parish Council matters.

***Please do make sure that you join the CIC to have your voice heard.***

Simply email [residents@channelscic.co.uk](mailto:residents@channelscic.co.uk) with your name and address and email address.

Site Management Plan showing the site wide areas in blue tint



The wildlife and some other areas are kept informal and only cut back occasionally, whilst the Country Park and Village Green are maintained in a more formal state