

July 18 2019

Estate Charge – Year ending 30 September 2019.

Following the issue of your invoice for the Estate Charge, we have collated a number of queries to enable us to prepare this document for each Home Owner. This document should give further clarity on the Estate Charge and the current set up at Nansledan.

The Nansledan Community Association has no involvement with the setting of the budget or the issuing of the demands. The Estate Charges have been set already in the Estate Deed, which each owner signed when they purchased their property. Each owner has agreed to pay the Estate Charge, when demanded. The Estate Charge year is 01 October – 30 September.

The arrangement at Nansledan is that a company has been set up for the communal areas of each Quarter. Each Freehold and Leasehold property is a member of that company. To date we have the following Quarters, The Trewolek Management Company Limited and the Kosti Veur Management Company Limited. Depending on where your property is situated, you only pay towards your Quarter.

In addition to your Quarter there is also the Nansledan Management Company Limited. This company comprises of all owners at the development. Its purpose to manage the areas that are not confined to individual Quarters.

When you purchased your property you signed an Estate Deed. This Deed details that you will pay on demand:

£175 to your Quarter (Kosti Veur or Trewolek) (Any increase to this is in line with RPI)

And

£75 to the Nansledan Management Company. (Any increase to this is in line with RPI)

You have each received a demand for the year ending 30 September 2019 for your Quarter. This bill details that the demand is due on 1 October 2018. The demand was sent late, so that we could include the map of delivery for green spaces at the development, as this is important to detail. The demand does not include the Nansledan Management Company charge (Estate Charge) of £75, as we are yet to be carrying out any works on the Estate. When we send out the demands for year ending 30 September 2020 it is likely that this will be included.

The demand amount, whist defined in the Estate Deed, is accompanied by a Budget. This is based on estimation. If we do not utilize all of the funds demanded, you would receive a credit. The credit will not be known until the year end accounts have been finalised. If a credit is available owners can either request that this is returned, or use it to off set future invoices.

Some owners we understand have queried why a demand has been sent at all. The reason for this is:

- 1) You have signed an Estate Deed detailing that you will pay this.

It is important to note your payments will be calculated when the year end accounts have been produced based on your completion date. You will not be charged a full year, if you have not owned the property for that period. It is also important to note that a number of owners have not yet received their demand. The reason for this is that we are awaiting completion details from the developer. A demand will follow.

The Management Company is receiving invoices that have to be paid.

To highlight certain nominals in the budget in more detail, so that you can see where costs are being incurred, now:

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Maintenance – Communal Satellite Systems. You may have noted that no house has a television aerial. This is because each house is connected to a communal system. This system requires a contract with firm T2, who are also the installers. We must pay the contract, annually.

Maintenance Communal Gardens & Landscaping.

All landscape installation is undertaken by the developer including planting, application of slate chip and installation of wire supports for espalier fruit trees. The developer also weeds and waters plants and trees until the planting is established and the areas are handed over to the Quarter Management Company.

After hand over, Urban Biodiversity are contracted to the Quarter Management Company to deliver landscape maintenance. They are currently on site once every two weeks. We are currently reviewing if it should be weekly.

Each owner pays towards their Quarter, regardless if the planted area is in close proximity to their property. You do not pay towards Trewolek if you are in Kosti Veur, and vice versa. Not all areas have been handed over yet and until then the developers will continue to water and care for all plants and trees.

Urban Biodiversity tend to the litter picking, sweeping and weeding of all courtyards and pathways within the defined Quarter Management Company areas, They also weed, prune and care for all shared planted beds and espalier fruit trees. An annual programme of winter pruning of espalier trees was completed earlier this year and the first round of summer pruning, feeding and mulching has recently commenced.

Urban Biodiversity do not sweep, litter pick or weed any pavements, roads or laybys outside of the designated Quarter Management Company areas. They are also not responsible for care of any of the large standard street trees outside the Quarter Management Company.

Urban Biodiversity landscape professionals are accompanied by trainees from Newquay Community Orchard Traineeship programme. The programme is a 6-month work experience programme for unemployed people between the ages of 19-24 designed to help them gain work skills and improve their employability. They are also supported to move on to further training, an apprenticeship or full employment. Working at Nansledan provides a safe, supportive and inspiring environment for young people some of whom have complex backgrounds, learning difficulties or mental health issues.

The condition of some of the espalier trees is a legacy issue inherited by Urban Biodiversity. This has been exacerbated by recent hot weather. Urban Biodiversity are feeding and mulching all trees and plant beds to improve the soil water retention. Urban Biodiversity are also supporting the Duchy of Cornwall to set up the watering infrastructure to accommodate additional watering of plants and trees when needed after establishment. There is no irrigation system in place. Any replacement planting will be undertaken over winter 2019-2020. It is not recommended to plant trees during summer. Newly planted trees do not have a sufficiently developed root system to support them during the growing season, particularly in hot weather.

Repairs General This includes day to day repairs and also currently includes the Hazardous dog waste collections. Your landscapers empty the bins to a hazardous waste bin that is collected by an external company. This incurs a monthly charge. The more bins that are installed, the more the charge will be.

Repairs – Lighting – This includes any light that is included in the Management Companies demise. This does not include streetlights on the pavements / road. The Management Companies demise is usually the rear courtyard parking areas. There is also a charge for electricity to these lights in these areas.

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Management Fees including VAT – Blenheims are actively managing your development. You have three dedicated members of staff. Ben Dobson, Senior Property Manager, Helen Cartwright Assistant Property Manager and Linda Bell Senior Property Administrator. Ben and Helen are both based locally in Newquay. Blenheims head office is in Paignton that manages the issuing of correspondence.

We have not highlighted all nominals but it is important to note that you are receiving services now and in line with the Estate Deed we have sent out the demands.

Blenheims Estate and Asset Management and Urban Biodiversity have the full support of The Duchy of Cornwall. The Duchy of Cornwall have stated it is very pleased with the quality of service and works completed to date. Should any owner require further information please contact us by emailing cornwall@blenheims.co.uk

Many thanks



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