

Who are Preim?

We passionately believe that property, estates and community assets can be managed better, in a way that helps create sustainable communities and 'joins' people together through common asset ownership.

We have applied our capabilities and experience to develop a modern approach to estate management. This focusses upon delivering a successful private infrastructure and asset ownership model that creates a sustainable environment and development brand – where people aspire to live and work.



Preim's role

For Tadpole Garden Village this means we will be responsible for maintaining the communal facilities transferred to the CIC. This will mean communal buildings and land comprising amenity areas, meadow areas, wildlife areas, watercourses, ponds, allotments, play areas and sports pitches. Our works will include grass cutting, leaf collection, managing, maintaining and repairing shrubs, hedges, fences, trees and footpaths. As the development grows we will provide a continuous site presence delivering these general estate maintenance works.



This enables us to work proactively with residents to identify and resolve issues as they arise and to act as the 'eyes and the ears' of the community.

We believe great presentation of a development really works – if you manage green spaces well – it only enhances peoples well being, estate brand and asset value.

Behind the scenes we administer the CIC to ensure that it remains financially stable and complies with its statutory requirements. Preim will act as the company secretary and the main point of contact for the residents.

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TADPOLE GARDEN VILLAGE

You & your Community Interest Company



Creating places where people aspire to
live, work and visit



working in
partnership with

preim
people places communities

A great development managed well, adds real value to bricks and mortar



How it works

The Tadpole Garden Village Community Interest Company (CIC) has been established for the development and all homeowners will become members of this limited company that has been registered at Companies House and is monitored by a CIC regulator.

Throughout the development of Tadpole Garden Village, Crest Nicholson will retain 'Gold membership' and direct the CIC.

A CIC is a relatively new type of company designed for enterprises which are 'not-for-profit'; that is, want to use their assets and any resulting profits for the members benefit and combine the pursuit of a social purpose with commercial activities. The CIC is not driven by the need to maximise profit for members and any money surpluses are reinvested in the community.

The primary purpose of the CIC is to ensure that the communal facilities are managed and maintained to an agreed standard and are funded by those who benefit. These services will be delivered on behalf of the CIC by Preim, your managing agent. The communal facilities will be transferred into the CIC in phases as they are completed.

Crest Nicholson, David Wilson Homes, Bovis Homes and other development partners will be responsible for maintaining their own communal facilities until they are transferred into the CIC.



As the communal facilities are transferred into the CIC, the CIC will bear the cost of their management, maintenance and repair. These costs will be paid by all members through a service charge which shall include both annual running costs and longer term provisions. All members on the development are legally obliged to pay this service charge.

Following the transfer of the last development phase, the existing directors of the CIC will resign and new directors will be appointed from amongst the members on Tadpole Garden Village.

Preim's experience in private infrastructure and working on behalf of resident companies will ensure a smooth transition and will provide CIC members with the necessary support and peace of mind in the running and management of their services.



What will the CIC own and manage?

The green spaces – amenity areas, woodland, hedges, allotments, areas of water, play areas and the sport pitches on Tadpole Garden Village will eventually be owned, managed and maintained by the stakeholders on the development.

This gives homeowners a real opportunity to be involved in the day to day decision making about their development and to exercise a positive and meaningful influence over how their immediate environment is managed. "Your new home will be surrounded with an attractive, manageable setting that adds value from the start and can be maintained, on an affordable basis, for the future benefit of all residents"

How much will the community interest company cost?

The service charge that home owners will pay is initially £248 per home per annum. This will be reviewed annually to reflect the needs and requirements of the CIC and its members.

Tadpole Garden Village creating a place where people aspire to live work and visit

Managing community amenities in this way means that as the development grows, the CIC will have the services of a managing agent Preim, who will provide a full-time team to ensure that the development is maintained in great order. More details on Preim are shown overleaf. It is intended that the CIC will provide a real focus for the development and future community at Tadpole Garden Village that will create a place where people aspire to live, work and visit.



The Steering Committee

A steering committee comprising residents, the school and two RSL's (Green Square and Sovereign) has been established to help provide a focus for this growing community.

The committee will provide a point of contact for Crest and their development partners David Wilson Homes, Bovis Homes, Aster, Green Square and Sovereign together with Preim as managing agent for matters related to the CIC communal assets. If the committee works well, it will be the vehicle through which ideas can be shared and issues addressed. It also provides the foundation for a garden village legacy and the eventual handover of assets from Crest to the community environment is managed. "Your new home will be surrounded with an attractive, manageable setting that adds value from the start and can be maintained, on an affordable basis, for the future benefit of all residents"