



# TADPOLE GARDEN VILLAGE COMMUNITY INTEREST COMPANY

ANNUAL MEMBERS MEETING

13<sup>TH</sup> JUNE 2019

# TADPOLE GARDEN VILLAGE CIC

## Agenda

1. Welcome and Introduction
2. TGV Landscaping Maintenance & TGVCIC Asset Update
3. TGVCIC/Preim's Role
4. TGVCIC Service Charge Fees
5. TGV Development Update – Crest Nicholson Strategic Projects
6. TGVCIC Steering Committee
7. TGVCIC Questions to be Discussed
8. AOB
9. Upcoming Community Events
10. Summary & Close

# I. WELCOME AND INTRODUCTIONS

## **Preim Ltd**

Simon New – Estate Manager

Chris Tanner – TGVCIC Community  
Mobiliser

## **Crest Nicholson Strategic**

Melys Pritchett

David Fall

Michael Burke

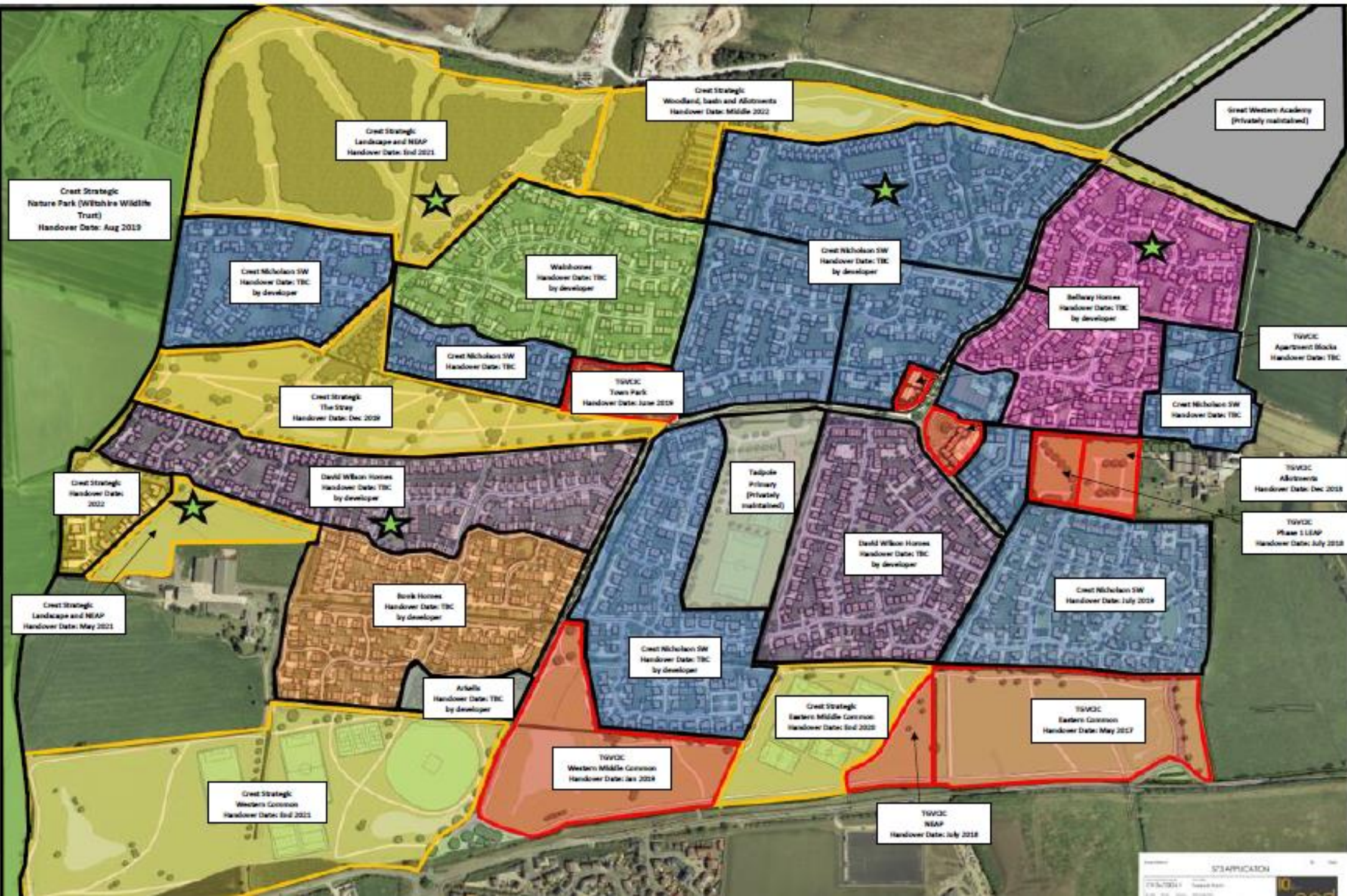
## 2.TGV LANDSCAPING MAINTENANCE & TGVCIC ASSET UPDATE

- Who is responsible for which areas of the development ?
- Landscaping Issues and how they will be resolved ?
- What Assets belong to the TGVCIC
- Expected timescales for future handovers



- TGVCIC
- Crest Strategic
- Bellway Homes
- Crest Nicholson SW
- David Wilson Homes
- Bovis Homes
- Wainhomes
- Private
- ★
 Future Play Park to be delivered by Crest Strategic. Handover to TGVCIC one year from completion. Completion dependent on parcel developer build programme

**NOTE:** Nature Park to be delivered by Crest Strategic by August 2019. Handover to Wiltshire Wildlife Trust to maintain in coordination with TGVCIC





## 2.TGVCIC ASSET UPDATE

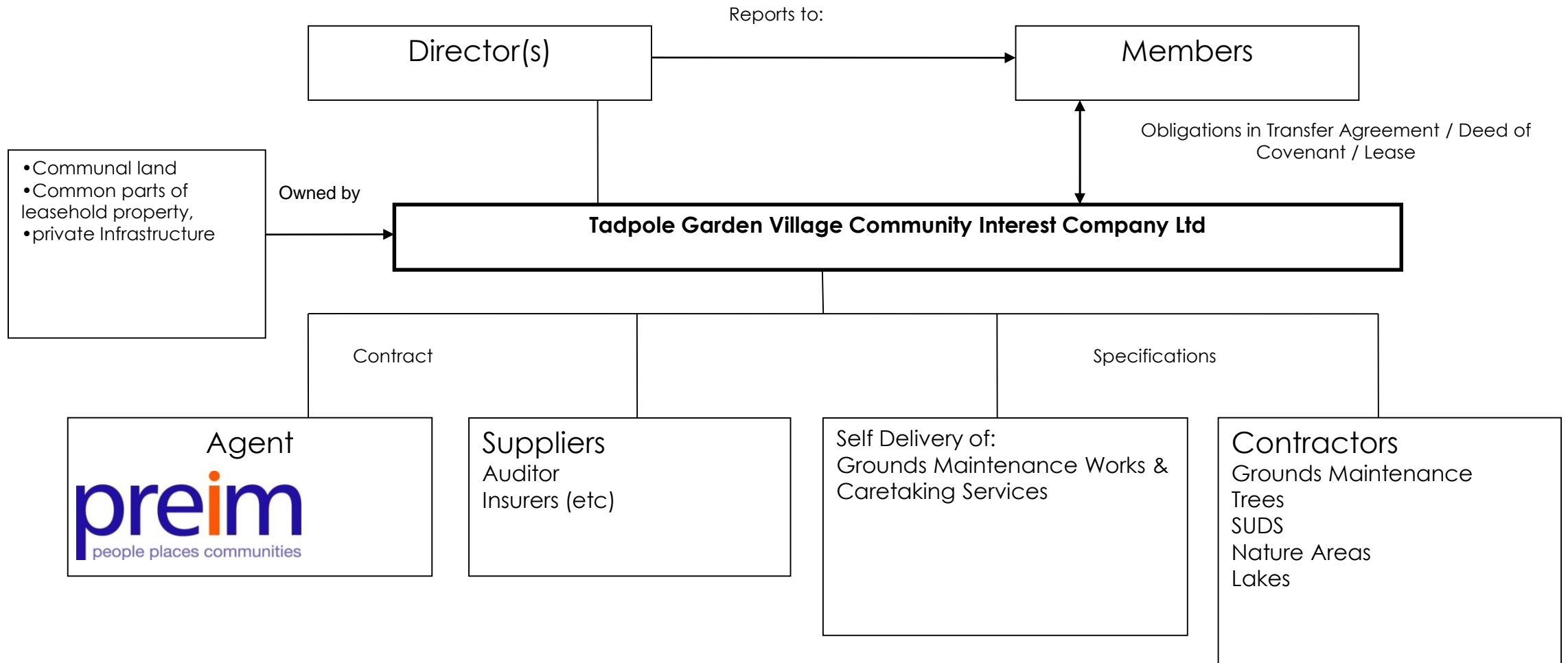
### **Handed Over to TGVCIC**

- Eastern Common
- Phase I LEAP and NEAP
- Phase I Allotments
- Phase I C Blocks of Flats – 3 Blocks
- Phase 4.2 Blocks of Flats – 2 Blocks

### **Potential Handover in 2019**

- Western Section of Eastern Common
- Town Park
- The Stray
- Potential Phase I A, Bovis Phase, and Flats within Phase 4.8a

### 3.TGVCIC/PREIM'S ROLE



### 3.TGVCIC/PREIM'S ROLE

#### Some of Preim's Duties:



- helpline, dealing with queries. Lawyers to members.
- provide an Account Manager – Simon
- procure supply chain
- dealing with handover of assets
- Preim website and Newsletters
- budgets and invoicing / direct debits
- managing monthly income and expenditure
- provision of financial reports
- arranging an independent audit of accounts
- fulfilling the role of Company Secretary
- arranging and attending the annual meeting
- supporting the residents steering committee - attending meetings
- holding a register of freeholders and leaseholders
- leasehold properties - application of Landlord and Tenant Act
- making the CIC annual return
- dealing with members selling their homes



## 4.TGVCIC SERVICE CHARGE FEES

- What Services am I receiving for my service charge ?
- Why are members paying the full service charge when they are not receiving the full service ?
- Why has the service charge fee increased ?
- Should I be receiving a refund/credit ?
- Will the service charge increase rise in future years ?

# SERVICE CHARGE BUDGET - BREAKDOWN BY SCHEDULE

Estate Tadpole Garden Village  
Period 01/04/19 - 31/03/20  
Version: APPROVED

Expenditure Heading	Estate	Artisan House	Ph 1c Blk 1	Ph 1c Blk 3	Ph 1c Blk 4	Ph 4.2 Blk 2	Ph 4.2 Blk 3	Ph 4.8a Blk 1	Ph 4.8a Blk 2	Ph 4.8a Blk 4	Ph 4.8a Blk 5	Rent	New year budget total
<b>Surveys</b>													
103 Playground Survey	£800												£800
104 Fire Risk Assessment	£0							£200	£200	£200	£200		£800
108 Tree Survey	£1,750												£1,750
102 Building Survey			£258	£155	£103	£103	£103	£103	£103	£103	£103		£1,134
<b>Planned Maintenance - Estate</b>													
301 Landscaping Contract	£227,100												£227,100
304 Add. Works Ditch Clearance	£5,100												£5,100
307 Gully Cleaning & Emptying	£1,000												£1,000
310 Community Engagement	£4,000												£4,000
313 Bin Emptying	£0												£0
<b>Repairs - Buildings</b>													
401 Not Used	£42,375												£42,375
<b>Repairs - Infrastructure</b>													
501 Street Lights Repairs	£1,000												£1,000
505 Estate Cycle Store Repairs	£0												£0
508 Tree Work	£5,500												£5,500
509 General Repairs	£7,000												£7,000
510 Signage	£1,500												£1,500
<b>Utilities</b>													
601 Street Light Electricity	£1,000												£1,000
604 Com Areas Utilities			£600	£400	£200	£200	£200	£200	£200	£200	£200		£2,400
<b>Recharge</b>													
702 Third Party Recharge	-£84,750												-£84,750
<b>Administration</b>													
802 Managing Agents Fixed Fee	£0												£0
803 Managing Agents Fees	£180,475		£3,276	£1,260	£882	£756	£756	£504	£630	£504	£630		£189,673
807 Public Liability Insurance	£651												£651
810 D&O Insurance	£517												£517
813 Audit Fees	£700	£110	£300	£110	£110	£110	£110	£110	£110	£0	£0		£1,770
814 Companies Hse & Data Protec	£75												£75
819 Other Expenses	£2,000												£2,000
809 Buildings Insurance			£2,991	£1,904	£1,106	£1,261	£1,191	£1,000	£1,000	£1,000	£1,000		£12,453
<b>Planned Maintenance - Block</b>													
202 Internal Cleaning			£2,262	£1,810	£1,131	£1,000	£1,000	£1,000	£1,000	£1,000	£1,000		£11,203
203 Window Cleaning			£1,661	£648	£360	£300	£300	£300	£300	£300	£300		£4,469
208 Fire System Testing			£324	£324	£324	£324	£324	£324	£324	£324	£324		£2,916
210 General Maintenance			£4,000	£2,000	£1,000	£1,000	£1,000	£600	£750	£600	£750		£11,700
211 Gutter Clearance			£540	£540	£330	£330	£330	£200	£200	£200	£200		£2,870
<b>Other Charges</b>													
1101 Rent Charge												£1,116	£1,116
<b>Operating Expenditure</b>	<b>£397,793</b>	<b>£110</b>	<b>£16,212</b>	<b>£9,151</b>	<b>£5,546</b>	<b>£5,384</b>	<b>£5,314</b>	<b>£4,541</b>	<b>£4,817</b>	<b>£4,431</b>	<b>£4,707</b>	<b>£1,116</b>	<b>£459,122</b>
<b>Reserve Fund</b>													
Major Works Provision	£23,000	£0	£6,000	£3,000	£2,000	£1,800	£1,800	£800	£1,000	£800	£1,000	£0	£41,200
<b>Total</b>	<b>£420,793</b>	<b>£110</b>	<b>£22,212</b>	<b>£12,151</b>	<b>£7,546</b>	<b>£7,184</b>	<b>£7,114</b>	<b>£5,341</b>	<b>£5,817</b>	<b>£5,231</b>	<b>£5,707</b>	<b>£1,116</b>	<b>£500,322</b>
<b>Number of Properties</b>	<b>1695</b>	<b>11</b>	<b>26</b>	<b>10</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>4</b>	<b>5</b>	<b>1116</b>	
<b>Average Per Property</b>	<b>£248.26</b>	<b>£10.00</b>	<b>£854.31</b>	<b>£1,215.10</b>	<b>£1,078.00</b>	<b>£1,197.33</b>	<b>£1,185.67</b>	<b>£1,335.25</b>	<b>£1,163.40</b>	<b>£1,307.75</b>	<b>£1,141.40</b>	<b>£1.00</b>	

To confirm there has not been an increase in the annual estate charge, the estate charge has been set at approx. £250 per annum over property, and hopefully you were informed of this amount when you completed on your property.

The reason that it may appear that the service charge has increased is that in past years Preim have issued Service Charge credits on each TGVCIC members account at the same time as the Service Charge invoices were raised. These credits were to reflect the fact that TGVCIC had received more income than it had spent on maintenance during the past 12 months. Therefore, this credit immediately partially offset the £250 invoice for the forthcoming 12 months. The previous credit was an estimated amount based on the year-end figures available at the immediate year-end, in advance of the accounts being produced.

However, this year Preim will be processing any credits once the Service Charge Accounts have been finalised, no longer than 6 months after the year-end. This reflects the requirements as prescribed in your properties transfer documents as follows:

*‘The Eight Schedule, Computation of Variable Rentcharge*

*3. Within twenty one days following the service on the Transferee by the management company of the audit certificate (as more particularly detailed in Paragraph 2 of the tenth schedule) for the Rentcharge year in question the transferee shall pay to the management company the balance by which Rentcharge interim payment fails short of the variable Rentcharge actually payable as certified by the said certificate and any overpayment by the transferee shall be credited against future payments of variable Rentcharge becoming due.’*

Please be aware that the Service Charge budget you receive is based upon the whole development being completed and all properties being occupied and paying a Service Charge. As Tadpole Garden Village has not been completed, the expenditure is lower than forecast. However, this is partially offset by a lower than forecast income due to a number of properties not being completed and paying a Service Charge. The year-end Service Charge accounts will provide to all TGVCIC members with an accurate illustration of the income and expenditure, and any difference between the two. Following the year-end accounts any credits due will be applied to resident’s service charge accounts.

## 4. TGVCIC SERVICE CHARGE FEES

# TGV DEVELOPMENT UPDATE – CSP

- Introduction
- Overview of what is coming next to Tadpole Garden Village
- Local Centre
- Sports Pavilion
- Custom Build
- Open Space
- Landscaping
- Nature Park



## FUTURE OF TADPOLE GARDEN VILLAGE MASTERPLAN

### NATURE PARK

This ongoing work is anticipated to be completed within 2019. It will include over 40 hectares of accessible open space and wildflower meadows for the enjoyment of the local community.

### AREAS OF PLAY

The Woodland Edge NEAP is estimated to be completed in 2020, with remaining LEAPs to be completed between 2019 and 2021.

### SPECIAL EDUCATIONAL NEEDS SECONDARY SCHOOL

A planning application was submitted in January 2019 for this new school.

### MEDICAL CENTRE

Revised planning application submitted for consideration for a new medical centre to the north of the existing village.



### CUSTOM BUILD

A planning application for 14 Custom Build plots will be submitted shortly, to be launched for sale in the Summer 2019.

### ARKELLS PUBLIC HOUSE

Pre-application consultation is underway with Swindon Borough Council and a planning application is anticipated for submission shortly.

### LOCAL CENTRE

Five retail units and 29 apartments to be delivered in 2019.

### WILLIAM MORRIS PRIMARY SCHOOL

Planning permission has been granted, with construction to commence later this year.

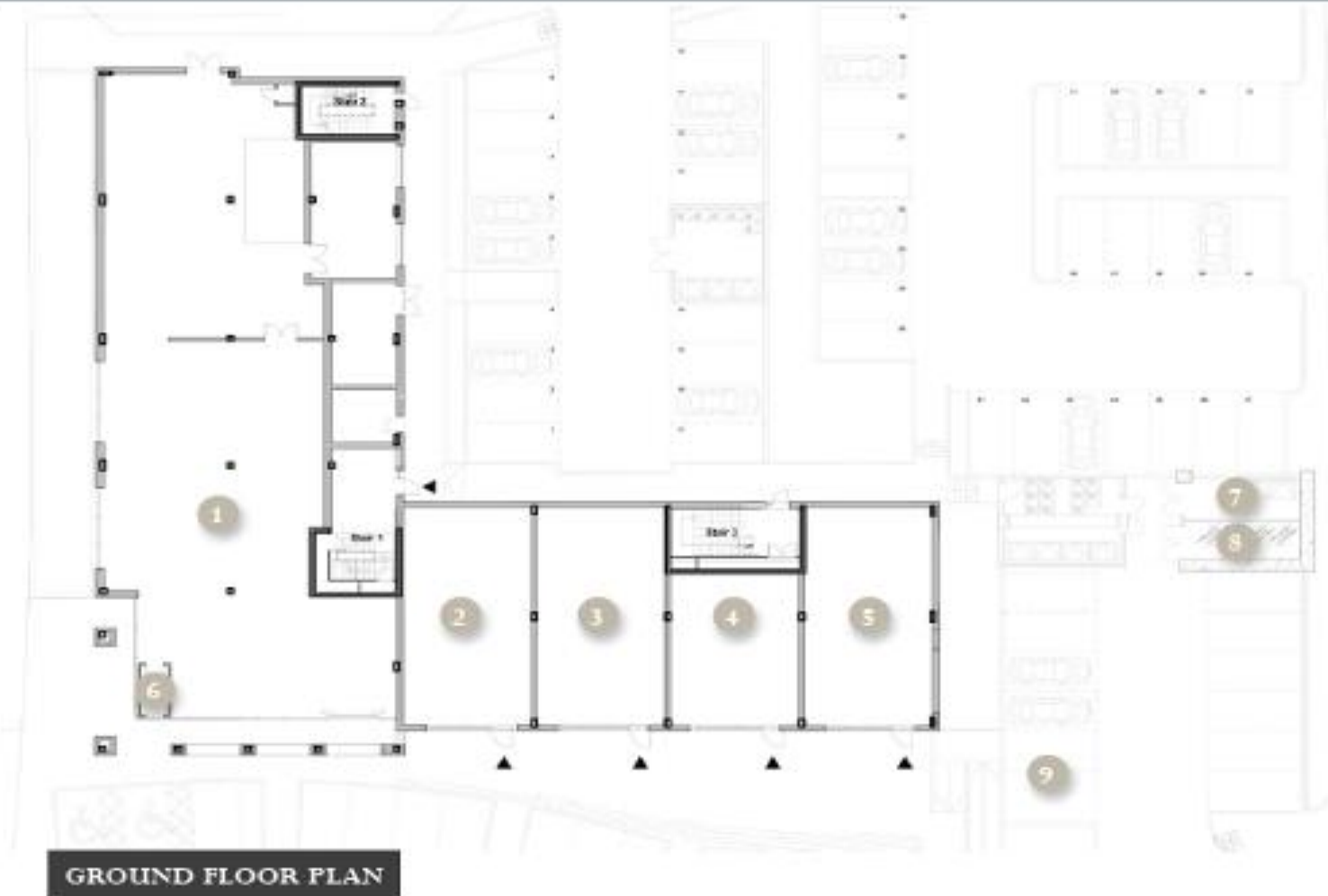
WHAT IS  
COMING NEXT  
TO TGV?

# LOCAL CENTRE ELEVATION





# LOCAL CENTRE FLOORPLAN



## RETAIL FACILITIES KEY

- 1 Retail Unit 1 (let to supermarket)
- 2 Retail Unit 2
- 3 Retail Unit 3
- 4 Retail Unit 4
- 5 Retail Unit 5
- 6 ATM Machine
- 7 Commercial Bin Store
- 8 Commercial Cycle Store
- 9 Loading Bay

# SPORTS PAVILION ELEVATIONS



ELEVATION: SOUTH WEST ELEVATION (car park elevation)



ELEVATION: SOUTH EAST ELEVATION (pond elevation)



ELEVATION: NORTH EAST ELEVATION (cricchet pitch elevation)



ELEVATION: NORTH WEST ELEVATION (football pitch elevation)

# SPORTS PAVILION FLOORPLAN





# CUSTOM BUILD



# CUSTOM BUILD





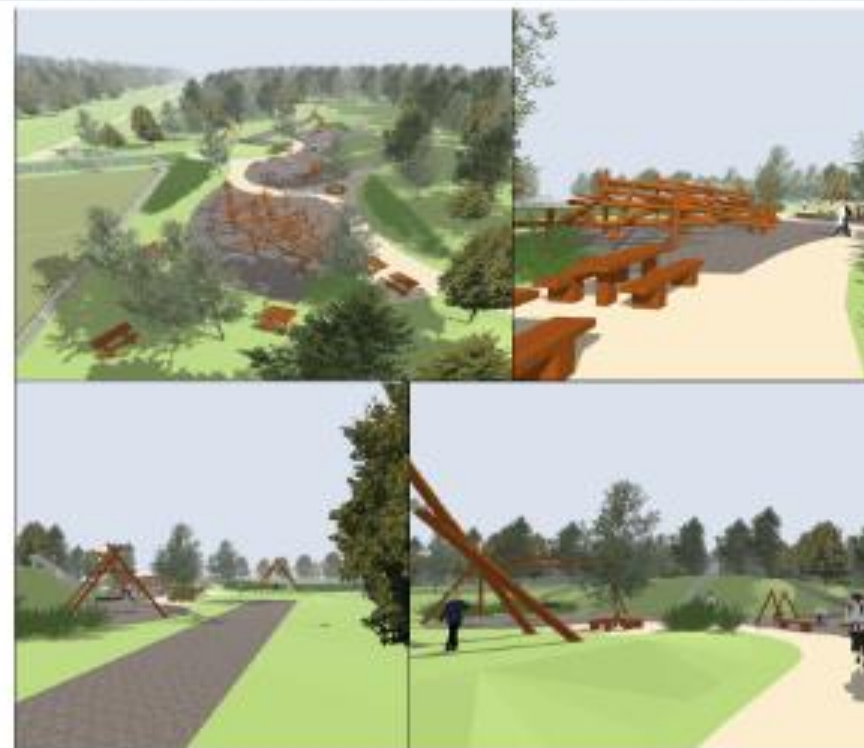
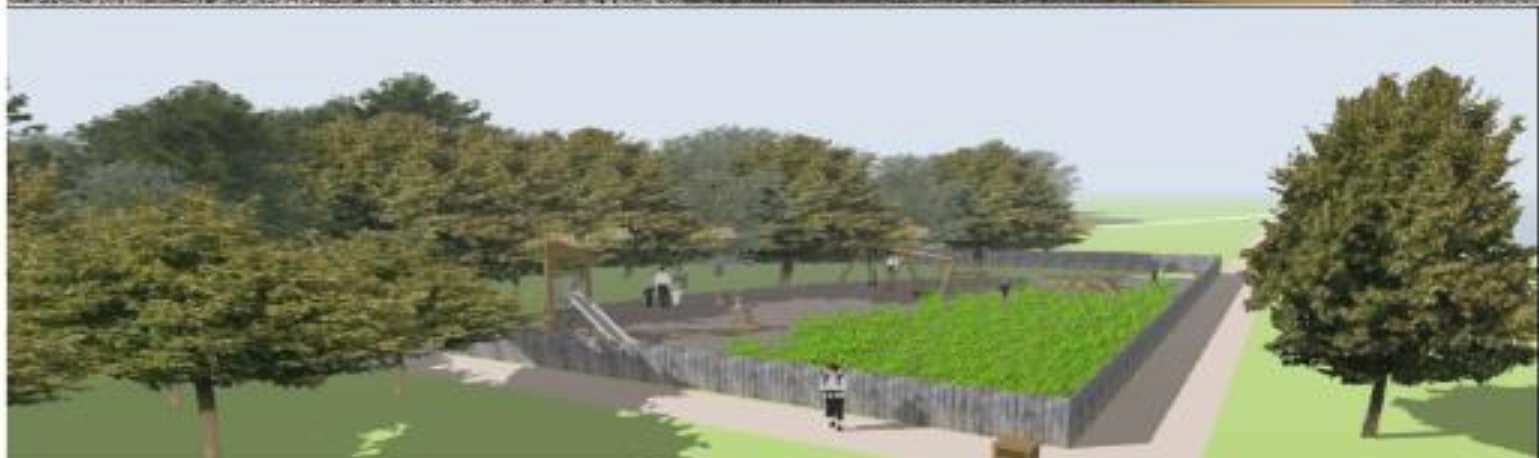
# OPEN SPACE AT TADPOLE



OPEN SPACE PLAN WITH PLAY AREA AND ALLOTMENT REFERENCES drg. 2547-S-4-IM-001



# LANDSCAPING

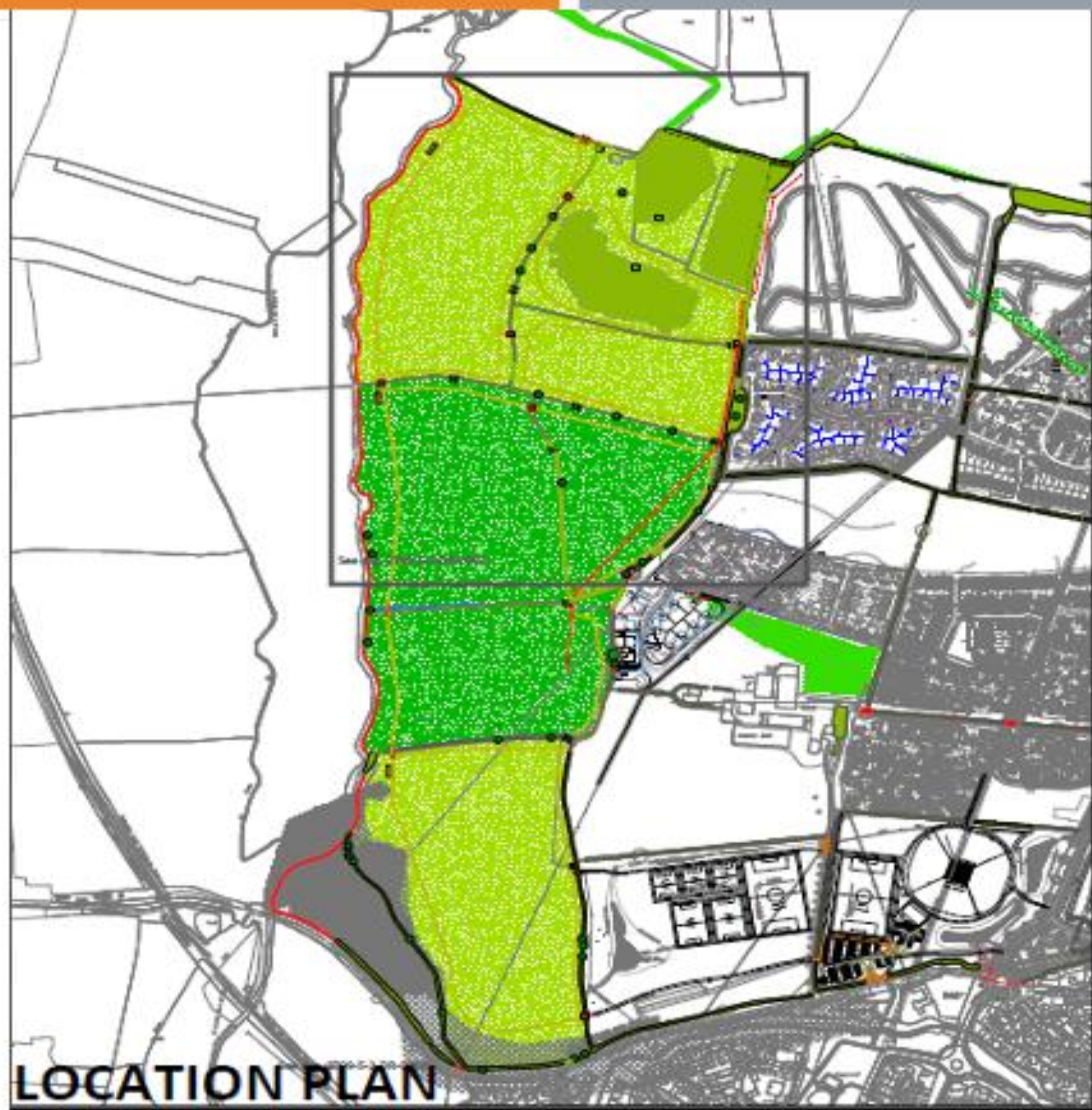


Woodlands Edge NEAP



## NATURE PARK

- ❑ The Nature Park will be handed over to Wiltshire Wildlife Trust on a long lease.
- ❑ Wiltshire Wildlife Trust will host community events.
- ❑ The Nature Park will have bat corridors.
- ❑ Nature trails.
- ❑ Wayfinding and information signage will be included at the Nature Park.



LOCATION PLAN

## 6.TGVCIC STEERING COMMITTEE

**Primary Role of the Steering Committee is as follows:**

- To review the estate works provided by TGVCIC
- To work with Preim when taking handover of areas from the developer
- Recommend local suppliers to be considered by Preim to carry out estate works
- Identify and report to Preim Health and Safety issues affecting the estate
- Notification of repairs/maintenance that become apparent as being required between annual inspections completed by Preim
- Notification of enhancements to the estate considered as desirable by the Members to Preim.
- Co-ordinating and collating the views of the Members and other residents and reporting these to Preim as required. This can of course include Members views regarding the performance of Preim and the other TGVCIC suppliers.

## 7.TGVCIC QUESTIONS TO BE DISCUSSED

- Surfacing to roads and footpaths – timescales on the development ?
- Double Yellow Lines
- Traffic Calming
- The wooden flags at the entrances have been removed ? Will they be replaced ?
- Covenant Enforcements



## 8.ANY OTHER BUSINESS





## 9. UPCOMING COMMUNITY EVENTS

CHRISTANNER





## WHAT'S ON – TADPOLE GARDEN VILLAGE

- Friends of the Farm - **Summer Fayre** on Saturday 29<sup>th</sup> June
- **Ladies of Tadpole** – meetings first Wednesday of every month
- Tadpole Garden Vegas **Poker** Club, TGV **Cycling** and also **Golf** Society
- **TGV Runners** – every Monday & Wednesday, 7.30pm
- **Pilates** and **Rugby Tots** also run regular classes within TGV
- Events, groups and clubs listed at [tadpolegardenvillage.com](http://tadpolegardenvillage.com) and via the app

Contact: Chris Tanner (Community Mobiliser) [chris.tanner@preim.co.uk](mailto:chris.tanner@preim.co.uk)



**TADPOLE**  
GARDEN VILLAGE

Community App





Contacts



News



Social



Groups



Report



Events



Booking



Wildlife



More

More	
 Residents Feedback	>
 Documents	>
 Newsletters	>
 Local	>
 Local Traders	>
 Notifications	>
 Monksmoor Info	>
 Travel Plan	>





## 10. SUMMARY AND CLOSE



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# THANK YOU FOR LISTENING

