



residents' newsletter

Hello!



Hello – and welcome to your Preim Summer Newsletter, designed to keep you informed about what is happening on your estate.

As the appointed Managing Agent for your estate, Preim are here to assist you with any questions you may have regarding your management company, or the maintenance of your estate. If required, please contact your Preim Estate Manager via our email address: helpdesk@preim.co.uk or telephone: 01778 382210. We would love to hear from you!

If you are still receiving correspondence from Preim via post, why not sign up to receive all communication via email. Email correspondence is instant, this means you will be able to receive communications from Preim as quickly and efficiently as possible and there are no postage costs which helps keep your service charge to a minimum. It's also a greener way to communicate!

Simply scan the QR code to register.



Handover of Areas to Your Management Company

Since our last update, we have not yet completed the handover of any additional areas. However are currently working closely with the developers to progress the handover of a number of phases at Tadpole Garden Village to Tadpole Garden Village Community Interest Company:

Phase 2.2 & 2.3 - David Wilson Homes

We have attended on a number of occasions to snag the areas on these phases, with the last visit back in May where it was deemed the required work to bring the public open space (POS) had not been completed. We are continuing to chase David Wilson Homes to allow handover to progress.

Phase 3.2 - Wain Homes

A visit also took in place in May for phase 3.2. Whilst Wain Homes had completed various works previously highlighted, during our visit there were significant works on some pathways which had caused further damage to areas of POS. We hope to progress the handover of this phase prior to the end of 2024.

Phase 4.5 and Play Area (LEAP)

A visit took place in March to snag the phase, with Crest in the process of progressing the remedial works required. A further visit was completed in June to review the play area, with work needed on the access gates prior to handover being completed. It was also flagged some of the play equipment is damaged, which has been passed to Crest to action. We are aware of complaints from residents about the condition of the bins located by the play area. Unfortunately these bins are not currently with Preim's grounds team to empty, due to the phase not yet being handed over.

Grounds Maintenance Update Whiting Landscape Ltd



Due to underperformance of the previous grounds maintenance contractors, early in 2024 Whiting Landscape Ltd took over as the grounds maintenance contractor at TGV. Please find below an update from Whiting's:



Gary and the team are really starting to make progress with the landscaping at TGV. Weather conditions have been tough this year, coming out of one of the wettest Winters on record into what has been perfect growing conditions for weeds and grass the past couple of months. We thank you for your patience with grass cutting the wider areas. The ground was completely saturated which meant we couldn't cut areas as early as we'd have liked for fear of making a mess, but we are now well into schedule with our routine cutting.

We have replanted the entrance to The Stray along with the play park off Maizey Road and Webb Lane. We have also freshly barked around all of the apartment blocks. We are exploring further replanting and barking works for next planting season. We feel these improvements have made significant impact on the presentation of such areas, and we hope you feel the same.

We are in the process of replacing some of the damaged dog waste bins and removing the unwanted advertising signs from lampposts and fencing. There are also various improvement works around the shared allotments which are underway, such as fixed guttering, replacement slabs, new posts and new water butts being installed.

We are exploring options for managing the mature hedgerows, especially those adjacent to residents properties. Much of this work will need to be done by hand by tree surgeons once we are out of bird nesting season as access for tractor and flail is not suitable. We hope to make a significant start on these works over Winter 2024 months.

Collapsed Banks

As some residents will already be aware, following the record breaking wet weather experienced this year, we have seen a few of the banks of the ditches on the common collapse. Cordons are in place and we are in the process of obtaining quotations to reinstate the ditches with this work to be completed prior to hedge cutting commencing in the Autumn.

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