

Tadpole Garden Village, Spring Summer 2025 residents' newsletter

Hello!



Hello – and welcome to your Preim Spring & 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!

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Grounds Maintenance Update

This is an update from the grounds maintenance contractor at your estate, Whiting Landscapes Ltd: After 12 months on site, Gary and our team are really starting to leave their mark at Tadpole Garden Village. It took us a while to find our feet after commencing on the site at the most challenging time of year in 2024 but the progress the team are showing is quite remarkable.

They have really invested in Tadpole and we have taken resident suggestions on board when planning improvement works for the site. Management of the mature hedges has been a real challenge given the amount of rain we had in April and September 2024 – we simply couldn't make as much progress with getting these into a manageable state as we'd like as ground conditions were too soft. We are gearing the tractor and flail back up for September 2025 and hope to action this as quickly as possible once bird nesting season has passed.

We have undertaken significant replanting and barking across the estate, with further focus on the apartment blocks and most visible central areas. We are looking at improving some of the drainage capacity along the footpath in the Central Stray. We have



also cleared a significant amount of aquatic vegetation from the water bodies in the Stray which has improved the visuals throughout.

We have started conversations about managing some of the additional phases that have recently completed. There is still some work to get these handed over but we look forward to trying to improve the overall presentation of these areas to benefit the wider Tadpole community.



Handover Areas

Following last year's annual residents meeting, we shared the proposed handover schedule provided by Crest Nicholson, outlining when they envisage that areas of the development will come under the responsibility of TGVCIC.

The following areas are currently expected to be completed and handed over within the next six months:

2.1 Corridor, 2.2 Pocket Park
4.1, 4.3, 4.5 LEAP, 4.8A, 4.9

We are also in ongoing discussions with both Bellway and David Wilson Homes regarding the handover of their respective phases. However, we are currently unable to confirm a timeframe for these handovers.

If you are unsure regarding the locations of the above areas areas, plans which provide more detail are available on the Places App.

Sports Pitches

Thank you to everyone who responded to the recent survey regarding the location of the sports pitches at Tadpole Garden Village (TGV), which are to be delivered by Crest in line with the Section 106 planning agreement.

As expected, several queries were raised concerning the potential cost of the pitches. At this stage, we are unable to confirm specific figures, as the final proposal has not yet been determined. However, it is, and has always been, anticipated that the ongoing maintenance costs will be covered through residents' service charges. Understandably, some residents have expressed concerns. The developer has provided reassurance that careful consideration will be given to any associated maintenance costs, and how these may impact service charge contributions.

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