

Development at Welbeck Manor, Sparkwell

Handover Information

Planning and Section 106

These are section 106 units secured via planning policy. The whole scheme will comprise of 23 new homes when completed. Out of the total 23, there will be 7 Rentplus homes and 4 homes owned by Tamar Housing. Tenants should be advised that there may be ongoing development and finalisation of works for up to a year whilst the site is fully completed.

The development sits approximately 9 miles away from central Plymouth within the walled grounds of Sparkwell golf course which is also known as Welbeck Manor.

Adaptions and Alterations

No adaptations, including decoration, should be made to the property or garden during the first 12 months after completion of the property. This is to avoid voiding of the warranty period with the original developer.

Residents are not permitted to install satellite dishes or television aerials without prior written consent of the Developer, Blue Cedar Homes. Residents are also advised to get approval from the local planning authority before installation.

With the exception of usual decorating, Rentplus and Tamar need to approve adaptations to the property after the 12 months defects period.

Letting and Tenancy information

All Affordable Housing dwellings must be allocated in accordance with the Devon Home Choice register subject to the Local Allocations Policy.

The affordable Rentplus Dwellings shall be available to people with a local area connection to the County of Devon with priority preference given to persons within the Parish of Sparkwell.

The Affordable Rented dwellings shall only be let to a person:

- Who falls within the selection and allocations criteria set out in Devon Home Choice
And
- Who is considered by the AHP to be in need of accommodation

- PROVIDED THAT priority has been given to a person who has a Local Connection to the Parish of Sparkwell, Tamar shall be entitled to allocate the relevant Affordable Rented Unit to any person who falls within the

selection and allocations criteria set out in Devon and Home choice and is considered by Tamar to be in need of accommodation.

- FURTHER PROVIDED THAT Tamar may allocate an Affordable Rented unit to a person with a Local Connection to the Parish of Sparkwell who falls within housing need band E.

The primary area is the South Hams District council.

For the purposes of clarity a household has a connection with the Parish in any of the following circumstances:-

- (i) The person has lived in the parish/town for 3 out of the 5 years preceding the allocation.
- (ii) The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation
- (iii) Immediate family have lived in the parish/town themselves for 5 years preceding the allocation. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non dependent children.
- (iv) The person has permanent employment in the parish/town with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months such employment to include self employment. This should not include employment of a casual nature
- (v) Any periods of (ordinary) residence of the person in the Parish/Town

Further details are available on the SHDC Local Allocations Policy, as these policies do not apply to certain Armed Forces Personnel for example.

There are covenants in the lease and transfer that residents need to adhere to. Full details can be found in the lease and transfer, but they are summarised as:

- Not to use the property or any building on it for the carrying on of any trade, business or commercial use whatsoever. Nor for any purpose other than as a residential dwelling.
- Not to erect any aerial or satellite dish upon any external part of the property that will be visible from the estate road. Tenants must get written permission from Tamar Housing before installing any satellite dish or aerial.
- Not to keep any poultry, pigs, pigeons or noisy or dangerous animals of any kind.
- Not to park on the property any commercial vehicles (other than a clean and roadworthy light commercial van), caravans, boats, camper vans, trailers, plant equipment or other equipment.
- Not to park any vehicle on the property (except within an enclosed garage) other than clean, taxed and roadworthy private vehicles

- All vehicles parked on the estate must be roadworthy and taxed.
- Not to park or permit any vehicles to be parked anywhere on the Property other than within marked out parking spaces and/or garages.
- Not to hang or dry any clothes or washing of any description or other articles outside the Property or from any windows except in the enclosed rear garden on a rotary line.
- Not to light any bonfires on any part of the Property.
- Not to display or erect within the windows of the Property anything to be visible from the outside other than good quality curtains or blinds.
- Except in case of emergency, not to carry out any maintenance or repair or to carry out any repairs or maintenance to motor vehicles or motorbikes on any part of the property.
- Not to plant any Cypress Leylandii or similar screening trees or hedges on any part of the property.
- Not to allow any tree or shrub to exceed 2 metres in height. (total height of bank and tree/shrub must not exceed 2m)
- Not erect any screen or fence on the boundaries of the property in excess of 2 metres in height
- Not to alter or make change to the external appearance, original rendered colour or the external woodwork or UPVC of the property, or install any solar panels within 5 years from the date of transfer
- Not to store any goods, materials or rubbish outside the property (other than on bin collection days) which are visible from other parts of the estate.
- Not to build over or otherwise damage or interfere with the surface water drainage system.
- Not to make any representation or objection to any application in respect of any application to the planning authority for approval of detailed plans or reserved matters in respect of the Estate

Management and Maintenance

The main access road and the road section leading up to the affordable housing dwellings will be adopted by the local authority upon completion of the development. An estate management company will be responsible for the area surrounding the pump station. A Blue Cedar Homes (BCH) management company will be responsible for other green areas as well as the road leading into the private housing units.

There is a drainage pond/swale area located in the lower corner of the development near to the affordable homes which tenants need to be aware of. There is also a shallow drainage ditch which runs along the entire length of the lower side of the main road of the development. The risk register has identified the risk of drowning, which is of particular importance to residents with small children and tenants are therefore advised to take extra caution in these areas of the estate.

Each property will have 2 parking spaces only.

The area within the red boundary line shown on the plan provided in the Home User Guide shows the entire area of land that you will own and be responsible for when you purchase the property. Sections of the parking courts or shared access routes will become the responsibility of the resident once they purchase the property if they are shown to fall within the red boundary line of the property.

During your tenancy you will be responsible for the front and rear gardens, as well as any defensible areas at the front, rear or side of the property. Any parking areas/courts or shared access routes within the red boundary line will be maintained by Tamar Housing up to the point of purchase. Further information is available from your housing officer.

All properties will be without the provision of a gas supply. This means that gas cooking equipment cannot be installed. For heating and hot water provision an Air Source Heat Pump (ASHP) system will be installed. ASHP systems convert cold air in to warm air. Due to the way in which these systems operate, the ASHP system must be switched on for a longer period of time (if not constantly) compared to a conventional gas boiler in order to provide adequate heating and hot water in winter. They are very energy efficient. Further information will be provided to tenants about how the system works at the beginning of your tenancy.

List of gifted items

These items, where provided, are gifted to the resident and will not be replaced or maintained by Tamar/Rentplus.

- Water butt
- Rotary driers
- Refuse bins
- Recycle bins (including ones in kitchen cupboard)
- Energy smart meter
- Sheds
- Composters
- Light bulbs (including specialised energy saving bulbs)
- Telecom/internet 'plug in & go' system
- TV aerial

Defects

Defects should be reported to the Tamar Housing development team directly on 01752 250 902

Other Info

- British Gas supply the electric – Residents will need to set up their account with them or another provider.

- No gas supply to property. Heating and hot water provided by Air Source Heat Pump (ASHP)
- BT provide the telecoms – residents will have to set up an account before being provided with a working connection. Additional connection work may be required.

I have read and understood the information above and agree to comply with all of the covenants and stipulations relating to the property.

Signed..... Date.....