



Dear Resident,

1 Estate News

The outside gym

Fitness equipment is due to be installed in Channels Park week shortly – please see the attached newsletter on that subject alone.

Home Group play area Home Group advise that this will be opening shortly

Skate Park and Play Area, and the Car Park

After some vandalism and anti-social behaviour we are reviewing both the maintenance regime and also the introduction of CCTV and Parking restrictions.

The proposal is that up to 2 hours parking will be free with a charge for 2-4 hours and no parking between 10pm and 6am. This will be enforced by a ANPR CCTV system.

We are reviewing the installation of further CCTV systems to deter the anti-social behaviour.

2 Newsletters distribution

It costs approximately £1,000 to print and circulate a printed newsletter.

To reduce costs and streamline the news flow newsletters will now be distributed by email and uploaded to the web site. If you have not already done so please register your email address with us.

If you are unable to receive emails please write to us and we will make you an exception who receives posted newsletters. This first page of [this](#) newsletter is distributed in printed form. The remaining pages will be in the electronic version.

3 Community Interest Company

Please do become a member of the company - please email residents@channelscic.co.uk giving your full name and address and we will arrange it.

The following are the CIC directors

Bellway Parcel Christopher Millwood; Caroll Crumpen; Kwex Nw; Andrew Wright

Croudace Parcel Carol Far; Sandrah Arnold; Simon Shaw

Home Group Parcel Cris Simpson; Christopher Reilly

We welcome applicants for Marden phases directors

4 Budget for 2022/2023

The Budget has been set at £130/home per year (the same as last year).

Service charge statements will be issued with the posted version of this newsletter

5 Accounts for 2021/2022

These have now been finalised and are shown below

With best wishes Hugo Kirby, Olly Buck and Olly Stubbings



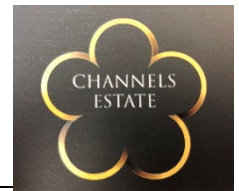
Channels Community Stewardship CIC
(previously Channels Management Company Ltd)

Site Wide Service Charge Accounts

INCOME AND EXPENDITURE ACCOUNT

For the year to 30 June 2021

	<u>Notes</u>	<u>2022</u>	<u>2021</u>
<u>Income for the period</u>			
Service Charges		£0	£49,736
Other Income			
Costs Recovery		£1,872	£61,129
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		£1,872	£110,865
Community Projects fund	taken to reserve		£50,000
<u>Expenditure for the period</u>			
Costs recharged		(£1,620)	
Estate Work maintenance and repairs			
On Site Part Time Manager		(£10,000)	(£7,000)
Estate Work		(£20,000)	(£17,020)
One off work		(£11,476)	
Bin emptying		(£1,120)	
Managing Agent		(£24,000)	(£16,410)
Administration & Professional			
Insurance		(£2,591)	(£1,692)
Miscellaneous costs		(£3,282)	(£710)
Accounts remedial work due to failure of previous agents			(£10,000)
Provision for informal audit		(£1,000)	
VAT ON COSTS (unrecoverable)		(£14,372)	(£6,833)
Bank Charges		(£258)	(£40)
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Total Expenditure		(£88,099)	(£59,705)
Surplus/Shortfall for the year		(£87,847)	£51,159
Gym equipment charged to reserve		(£3,458)	
BALANCE SHEET			
Assets			
Cash at Bank	1	£36,393	£2,421
Individual Service Charges in arrears	2	£156	£112,936
Developer Service Charges in arrears	2	£26,127	£71,700
Other Debtors	3	£50,000	£50,000
Prepayments	4	£2,495	
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		£115,170	£237,057
Liabilities			
Creditors		(£4,928)	(£36,510)
Accruals		(£1,000)	
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		(£5,928)	(£36,510)
Net Assets		£109,242	£200,547
RESERVES			
Surplus		£42,700	£130,547
General Reserve		£20,000	£20,000
Growing Point Funds	5	£46,542	£50,000
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		£109,242	£200,547



NOTES TO THE ACCOUNTS

1 Post Balance Sheet Events

Since the Accounts date cash has been received and all creditors have been paid

2 Service Charges in Arrears

There are a number of residents / the management companies who are in arrears.

All debtors have been sent statements and are aware of the position.

The most significant debtor is Marden Homes, who have promise dpayment by mid September

	<u>as at 30/6</u>	<u>recd since</u>	<u>balance</u>
Marden St Albans Ltd (lot 6)	£19,946		£19,946
TTMP Ltd (Marden Lot 4)	£5,605		£5,605
<i>Late Note: Marden have now paid the Lot 6 amount and committed to pay the balance by 30/9/22</i>			
Home Group	£576	(£576)	£0
Individual residents			
Home Group Residents	£156	£0	£156
	£26,282	(£576)	£25,706

3 Other Debtors

Marden (Community Projects Fund)	£50,000		£50,000
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Late Note: Marden have now paid this amount

TOTAL OUTSTANDING	£76,282	(£576)	£75,706
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4 Prepayments

This is the cost of insurance for 2022/23 paid during 2012/22

5 Community Project Fund

These funds are available for projects chosen by the residents

The CIC will review these.

The Gym equipment has been commissioned - cost for year	£3,458
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6 Additional detail

extra work costs	
Beacon	£4,820.00
RDR bank cut	£2,750.00
trees work	£870.00
bollard	£78.98
drains work	£516.00
play area work	£725.00
extra litter picks	£180.00
timber for paths etc	£996.00
extra / replace damaged bins	£540.00
	<u>£11,475.98</u>
Miscellaneous costs	
website	£536.24
newsletter print and postage	£790.00
newsletter print and postage	£865.07
beacon plaque	£69.95
	<u>£2,261.26</u>



Channels Site Wide Open Space Maintenance Schedule

Weekly Tasks

(M W F = Monday, Wednesday, Friday)

Check Fishing Lake levels and drains Daily	Village Green	The Park (inc. Play Area & Skate Park)	RDR	Western Mitigation Area
Litter Pick	M W F	M W F	M F	M W F
Bin Collection	M W F	M W F		M W F
Check for debris on road			M F	
Health & Safety Check and Walkaround	M F	M F	M F	M F

SEASONAL & OTHER TASKS

	Green	Park	RDR	WMA
Strimming and cutting March to November *	Y	Y	Y	Y
Hedgerow cutting once in March & September		Y	Y	Y
Spraying hard and soft surfaces when necessary	Y	Y		Y
Wildflower & Long grass cut once in September *	Y	Y		Y
Beds weeded (Skate Park & Play Area) April/July/November		Y		

* Weather dependent

Other Works

- Barking of Bedding areas once per year in February
- Pumping of ponds if overflowing (as required)
- Watering of trees in times of drought
- Covid-19 related issues

CAR PARK		
Job	Schedule	
Litter Pick	M W F	Weekly
Hedge Cut	Apr / Sept	2 x per year
Weeding	Apr / July / Nov	3 x per year
Spraying Hard Surfaces	April / July / Nov	3 x per year

NOTE: Grass cutting - unless otherwise specified:

- The Green will be cut to a long lawn standard (grass length up to 75mm)
- Wildflower areas only cut once a year
- Other areas to a paddock standard (grass length generally allowed to grow up to 200mm, in places up to 300mm, with individual wildflower clumps and tufts allowed to grow higher)

In addition extra bins have been provided to the Home Group parcel and these are being emptied, all at Home Group's cost.

NEWS: As part of the Growth Fund we have agreed to invest in a fitness trail and equipment in the Country Park, with thanks to a large contribution from Broomfield Parish Council.



INFORMATION – THE BASIS FOR THE SERVICE CHARGE

As part of their planning consents both Channels and Beaulieu are required to manage their open space through a Residents Service Charge. This is common for large developments. The Service Charge year runs from 1st July to 30th June each year.

At Channels the open space has been and is being delivered by the developers at no cost to the residents.

Open Space comes in two parts:

- Local Open Space Managed by each Developer's Resident Management Company
- Site Wide Open Space Managed by the Site Wide Management Company

The legal obligation to pay the Service Charge is contained in the Deeds of every home at Channels and there are serious consequences for non payment. This Service Charge system was explained by all the Developers at the time that homes were sold and would have been explained by the solicitors handling the purchase.

Proposals have been made to each of the Management Companies to combine into the CIC which would bring simplification and costs savings to all

Channels Garden Community – new development and new Parish Council

The Chelmsford City Council's plans to extend the development of Channels and Beaulieu with a further 5,500 homes have been published and are out for consultation (see CCC website)

Combined with Channels 1 and Beaulieu the development will be of some 10,000 homes and a new community council is being formed to look after the whole of CGC. This will take effect in 2023. The new Council will not take over the CIC but we will work closely with them on Parish Council matters.

Please do make sure that you join the CIC to have your voice heard.

Simply email residents@channelscic.co.uk with your name and address and email address.

Site Management Plan showing the site wide areas in blue tint



The wildlife and some other areas are kept informal and only cut back occasionally, whilst the Country Park and Village Green are maintained in a more formal state