



CIC Residents Information Pack

The Site Wide areas at Channels are managed by Channels Community Stewardship CIC which is owned and run by and for the Residents. ***Please do make sure that you join the CIC to have your voice heard.***

We have several residents who are directors of the CIC and we meet regularly.

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

In this information pack there is a map which shows the site wide areas, along with a maintenance schedule.

The Developer parcels open spaces are owned and managed separately, but it is planned to bring them into the same management. A Plan is shown in this pack which shows you the developer parcels.

Where we do manage the local area you will receive one invoice each year showing two separate lines:

- The site wide cost
- The local area cost

The actual day to day administration and management is done by PG Property Management Ltd, which is run by Hugo Kirby and Olly Buck from Ptarmigan, who organised the original development at Channels.

The physical work of maintaining the site wide open space is done by Olly Stubbings and his team – and Olly also acts as a part time on site manager and is available to take your calls and discuss any problems with you.

Channels Open Space contact details

Site Wide	Landscape issues	Olly Stubbings	07795 478 171
any queries	residents@channelscic.co.uk	Hugo Kirby	

DEVELOPER AREAS

Croudace Area	as Site Wide		
Marden Area	contact Marden		01702 220019
Bellway Area	contact REMUS		01245 455650
Home Group	contact Home Group	contactus@homegroup.org.uk	0345 141 4663

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. 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. Once delivered then the CIC (or residents company) take over, with costs paid through the service charge.

Open Space comes in two parts: Local Open Space - Managed by each Developer’s Resident Management Co
Site Wide Open Space Managed by the CIC

The legal obligation to pay the Service Charge is contained in the Deeds of every home at Channels and would have been explained by the solicitors handling the purchase.



Channels Garden Community – new development and new Community 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 has been formed to look after the whole of CGC. This will take effect in April 2023. The new Council will not take over the CIC but we will work closely with them on Parish Council matters.

The link is here: www.ChelmsfordGardenCommunityCouncil.gov.uk

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.

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

Channels Estate showing the Developer areas

