



Stanbury Meadows  
NEWTON ABBOT

**Taylor  
Wimpey**

 **REDROW**

### The site

A joint development between Taylor Wimpey and Redrow, with 494 houses and 12 apartments. The Stanbury Meadows development is located just outside of Newton Abbot, just four miles from the moors.

### Objective

Because of the significant size of the site, and as they are unlikely to be fully handed over for management until complete we were happy to take on developments in phased trenches. We also arranged for the service charge funds to be used for developer upkeep while waiting for handover.

The site's dynamic ecological habitat meant that we had to be sensitive in the delivery of our services, to ensure that no species of plants or animals were affected.

### Our services

Our duties will include soft landscaping, aquacell maintenance, play equipment maintenance and inspection, maintaining the parking courtyards and apartment block management.

In more detail this requires contractors to be in place for the following duties:

- **Public open spaces**, including landscaping, gardening, cleaning and maintenance in accordance with the landscape management plan.
- **SUDS and drainage** maintenance and management, including swales, balancing ponds, aquacells and drainage crates, culverts and ditches and lakes, ponds or watercourses and sewers. This is carried out in accordance with Anglian Water's best practice guidelines
- **Play areas**, including maintenance, repair and inspection in accordance with ROSPA's guidelines and best practice
- **Ecological habitat maintenance**, including landscaping and gardening to encourage particular species of plant and animals per the ecological management plan
- **Management of sensitive archaeological sites** and historic buildings if they form part of or are underneath a development
- **Parking management schemes** to ensure spaces are used appropriately and available for residents use

cont.



## Our services cont.

### Management of apartment blocks, including:

- insurance
- maintenance
- cleaning of internal and external areas and windows where required
- provision of specialist contractors for lift, fire systems and water pumps and ensuring the safety of residents keeping hallways clear, removing fire risk items etc.

### Management of additional features:

- water mills and weirs
- roof gardens
- gyms
- visitor rooms in retirement apartment blocks

Provision of caretakers, concierges or property managers where the development warrants a permanent presence on-site

## Residents first

Providing a full suite of managing services for these apartment blocks demonstrates our understanding of the requirements of leaseholders as well as homeowners. The continued relationship that we have with Taylor Wimpey and Redrow creates a better understanding of what's required from a managing agent, especially when it comes to resident satisfaction.

## Client statement

*"We have worked with Geoff and the team now for about 12 years now and are always impressed by their depth of knowledge about building management. Combined with their pro-active positive approach to customer service we have no hesitation in appointing Remus across many of our new developments."*

James B., Taylor Wimpey, Bristol

## Future plans

We hope to take over management of the estate's houses as they are completed, providing a seamless hand-over process for both developers.

