

Building Great Places

Development Update - Infrastructure, amenities and facilities at Regents Brook Phase 1A

We take pride in what we do and work hard to deliver developments our customers will enjoy living in.

As well as building high quality homes, our developments are designed to include the necessary infrastructure, useful amenities, leisure facilities and green open spaces.

The table below gives details of the works which are in progress and will be delivered at Regents Brook. The works are also shown on the plan below.

The timescales provided for completion of works are indicative and may be subject to change based on external market factors.

For information on progress of these works please check the Development website accessed via www.crestnicholson.com

Schedule of Remaining Works to Parcel

Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Site entrance works	<ul style="list-style-type: none">Works substantially complete, access to receive surface course once construction traffic has been diverted.	No	Q3 2024
2	Estate roads	<ul style="list-style-type: none">Roads all installed but require surface treatment once construction traffic is diverted and following completion of residential Phase 1B south of existing development.	No	Q1 2026
3	Foul pumpstation	<ul style="list-style-type: none">Pumpstation and rising main constructed and live.	No	Q3 2023
4	Attenuation ponds	<ul style="list-style-type: none">Ponds formed and connected to storm sewer network, landscaping to be completed during next planting season.	No	Q3 2024
5	Public open space	<ul style="list-style-type: none">Area formed, landscaping to be planted	No	Q3 2024
6	Public open space	<ul style="list-style-type: none">Area formed, landscaping to be planted	No	Q3 2024

Notes:

- The estate management company will also be responsible for maintaining small areas of incidental landscaping and shared drive accesses for a small number of properties. These items are not included on the above schedule due to their more limited nature and use, however they will be completed alongside the adjacent homes.

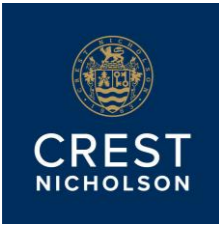


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Estate Remaining Works Plan





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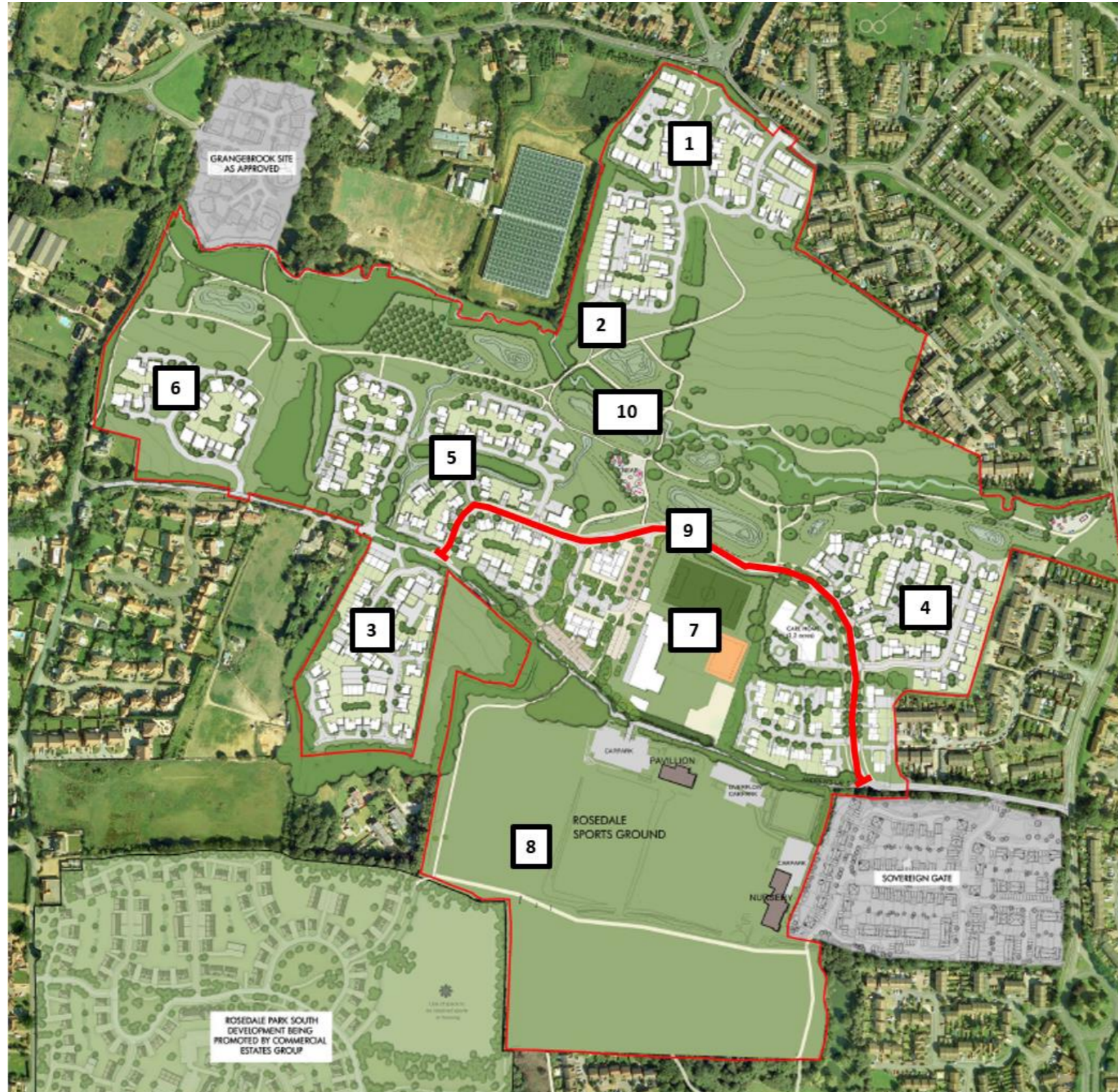
Schedule of Remaining Works to Wider Estate

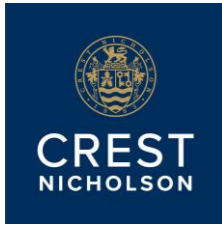
Plan Ref	Description	Remaining Works	Is a Third Party Responsible for Completing?	Forecast Date for Works Completion
1	Residential Parcel 1A	<ul style="list-style-type: none">Currently under construction	No	Q1 2024
2	Residential Parcel 1B	<ul style="list-style-type: none">Subject to live planning application. Construction anticipated 2024	No	Q4 2026
3	Residential Parcel 2	<ul style="list-style-type: none">Subject to live planning application. Construction anticipated 2024	No	Q4 2027
4	Residential Parcel 3	<ul style="list-style-type: none">Subject to future planning application. Construction anticipated 2025	No	Q4 2028
5	Residential Parcel 4	<ul style="list-style-type: none">Subject to future planning application. Construction anticipated 2026	No	Q4 2029
6	Residential Parcel 5	<ul style="list-style-type: none">Subject to future planning application. Construction anticipated 2027	No	Q4 2030
7	Primary School	<ul style="list-style-type: none">Subject to future planning application. Construction anticipated 2024	Yes	Q4 2026
8	Sports Pitches	<ul style="list-style-type: none">Subject to future planning application. Construction anticipated 2024	Yes	Q4 2026
9	Adoptable Spine Road	<ul style="list-style-type: none">Subject to live planning application. Construction anticipated 2024	Yes	Q4 2025
10	Linear Park	<ul style="list-style-type: none">Subject to future planning application. Construction anticipated 2025.	No	Q4 2025

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Wider Estate Remaining Works Plan





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Managing Agents Contact Details

Rosedale Park Management Company Limited has appointed Remus to undertake the estate management for the development. Remus will also be the managing agents for Bellway Homes and Taylor Wimpey.

No phases of the site wide development have yet been transferred to the management company. Should you have any queries in the meantime please contact CustomerServiceEA@crestnicholson.com