



Chesterwell Colchester

merseahomes



COUNTRYSIDE
Places People Love



Service charge & Management Information

How does the Management process work?

Chesterwell includes large public open space and amenity areas that include a new country park filled with natural landscaping and meadows. PMS Managing Estates Limited (“PMS”) have been appointed on behalf of the developers to manage these areas and ensure they are maintained to a high standard. PMS will collect the Amenity Areas Charge contributions from all dwelling owners, manage the contractors providing the maintenance of the landscaping, produce accounts on a yearly basis and ensure the contributions are spent wisely to provide high class amenity areas for the enjoyment of all.

The current annual contribution, which commenced on the 1st April 2021 is £223.11 inclusive of VAT as shown on the right. A management budget was devised in November 2015 which allows for an increase in line with RPI. PMS will be advised by the developers Solicitors of all new occupations and will then calculate the part year pro-rata amount and collect the contribution direct from the home owner.

Who are PMS Managing Estates Limited?

PMS have been managing property since 1987. Originally incorporated to manage the affairs of a small group of privately owned blocks of flats in Colchester, PMS Managing Estates now manages one of the most prestigious property portfolios across Essex, Suffolk, London and the South East ranging from converted houses with only a handful of flats to large developments with several hundred residential, commercial and retirement home dwellings.

PMS Managing Estates have been Members of the Association of Residential Managing Agents (ARMA) since 2007. We stringently follow over 160 individual ARMA standards to ensure you receive a first-class service. Combine this with thirty years of experience and you will understand why PMS Managing Estates is regarded as Anglia’s top Managing Agent.

Estimated Annual Management Cost

As of 1st April 2021

Amenity Areas Charge
Amenity Grass (minimum 18 cuts) grass should not exceed 75mm long, spring weed and feed.
Meadow grassland and Wildflower annual cuts in accordance with the Ecological Management Plan.
Ornamental shrub beds maintain clear of weeds, aerate and mulch as required, prune depending on species.
Native tree and shrub areas manage, to achieve a tree canopy with a diverse structure by selective thinning, pruning and coppicing.
Annual safety audit on mature trees.
Annual ecological audit.
Standard trees check, adjust, replace stakes and ties as necessary, prune as required.
Native hedgerows annual cut to maintain a continuous barrier in accordance with the ecological design statement; infill gaps as required.
Litter collection (minimum 23 visits), maintain litter and dog waste bins.
Play areas managed in accordance with European Guideline EN:1176.
Inspect and minor repairs to acoustic fence, boundary fences and metal fences.
Maintain informal network of link footpaths free from hazards and vegetation, minor repairs as required.
Maintain Sustainable Urban Drainage System (SUDS) in accordance with current CIRIA Manual. Complete ROSPA inspection for SUDS
Estate Management including community liaison, website and travel planning.
Maintain street furniture and signage.
Overheads and Public Liability Insurance.
Total per annum £223.11