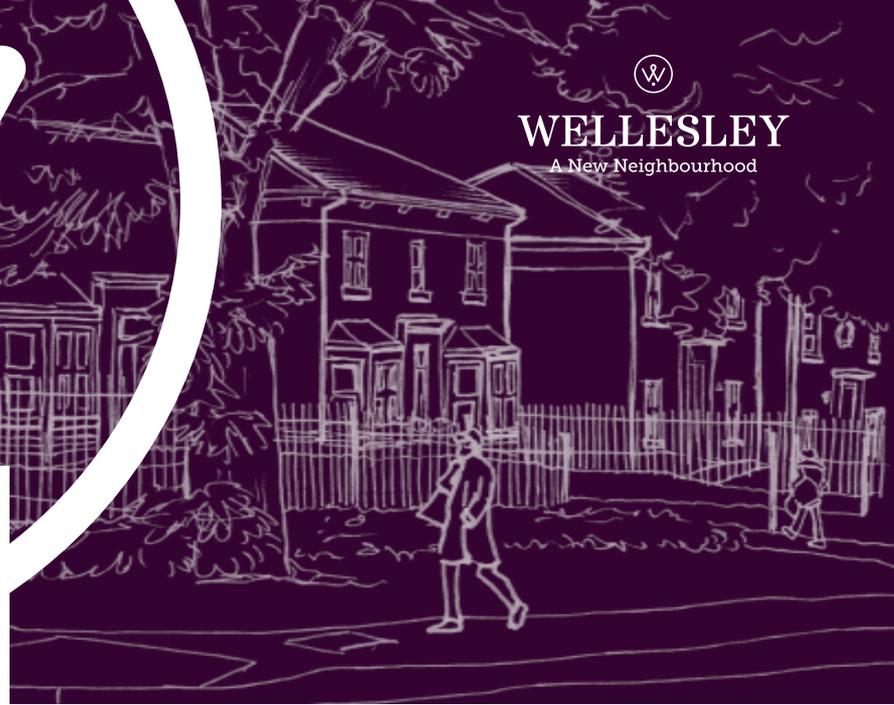


Wellesley Residents Trust



Wellesley is an exciting new development of new homes in Hampshire. With green living at its heart, Wellesley is home to large open parkways, natural green spaces, community facilities and the beautiful Wellesley Woodlands.

To ensure that Wellesley flourishes, each resident will become a member of the Wellesley Residents Trust (WRT):

A management company which will uphold and promote Wellesley's vision for the area as well as ensure green spaces and estate areas are maintained to a high standard.

All members of the WRT will be encouraged to engage with community led stewardship as the development progresses.

www.wellesleyhampshire.co.uk

When planning and establishing Wellesley, the local authority (Rushmoor Borough Council) decided that the best way to care for the public spaces and woodlands was to establish an Estate Management Trust. The Council has been actively involved in the creation of Wellesley Residents Trust and ensured that it is structured and managed in a way that will benefit Wellesley. The Trust will care for private roads, footpaths, verges, open spaces, community centre and the Wellesley Woodlands.

To ensure that the Trust acts in everyone's best interest, it functions on a not-for-profit basis and therefore monies can only spent in the management and maintenance of the neighbourhood.

Every household at Wellesley (leaseholder or freeholder) is required to enter into a Deed of Covenant to become a member of WRT. As part of this a £200 Estate Charge will be payable which will be held on account. There is also an additional administration fee of £110 (inc VAT) payable to the Estate Managers to process the application.

The Trust is paid for by a service charge that is levied on all the freeholders and is based on the size of each property.

An example of the anticipated service charges are below:

Property Type	Average Sq. Ft	Estimated Estate Charge (Completed scheme)	Estimated 19/20 Estate Charge
1 Bed Flat	500	£190	£80
2 Bed Flat	820	£312	£131
3 Bed Flat	1200	£457	£192
1 Bed House	650	£248	£104
2 Bed House	850	£324	£136
3 Bed House	1200	£457	£192
4 Bed House	1400	£533	£224
5 Bed House	1900	£724	£304

These figures are provided as a guide only, the majority of the final estate costs are unknown at this early stage of development. The figures provided may not be relied on and will be subject to change.