



Wellesley  
Residents Trust

# Wellesley Residents Trust

Wellesley is an exciting development of new homes in Hampshire. Featuring large open parkways, natural green spaces, community facilities and the beautiful Wellesley Woodlands, it is a wonderful place to call home.

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 be spent in the management and maintenance of the neighbourhood and woodlands.







Every household at Wellesley (leaseholder or freeholder) is required to enter into a Deed of Covenant to become a member of WRT and agree to pay an Annual Estate Charge.

On purchase of a property at Wellesley 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 an annual service charge that is levied on all the freeholders and is based on the size of each property.

An example of the anticipated annual service charges are below:

Property Type	Average Sq. Ft	Estimated Estate Charge Completed Scheme)
1 Bed Flat	500	£190
2 Bed Flat	820	£312
3 Bed Flat	1200	£457
1 Bed House	650	£248
2 Bed House	850	£324
3 Bed House	1200	£457

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.



All members of WRT will be encouraged to join the Wellesley Residents Committee to have their say the future of the development.





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# Making changes to your home

This guide provides advice on what to do if you would like to make changes to your home at Wellesley, Aldershot.

## Permitted development - Article 4

Wellesley is covered by an Article 4 Direction – a planning control, which removes some permitted development rights from your home.

This means that the following works within the boundary of your property will need planning permission from Rushmoor Borough Council:

- Any works to replace, improve or alter any window
- The conversion of garages to habitable rooms
- Making, enlarging, improving or altering a hard surface at the front of a property
- Erecting, altering or demolishing a gate, wall or fence at the front of a property
- The installation, alteration or replacement of a microwave antenna on a chimney, wall or roof slope, or within any part of the boundary of the property that faces onto, and is visible from a highway, waterway or open space





## Restrictive covenant on your home.

To ensure Wellesley continues to look at its best, part of the transfer of your property includes a restrictive covenant, which requires owners to obtain the consent of Wellesley Resident Trust before making any changes to the appearance of the front of your property or erecting any buildings including extensions, sheds, conservatories or greenhouses.

WRT are unlikely to grant consent for any building work, which will be visible from the public highway, overbearing on neighbouring properties or out of keeping with the surroundings.

You may also need to get permission from your property developer, if the property was purchased from the housebuilder within the last 4 years. You should contact their Customer Care team for more information. A copy of their consent should be sent to WRT.

To make a formal request to WRT for permission, please send the following information to **[info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk)**

If you have any concerns or queries, please do contact WRT for more information at **[info@wellesleyhampshire.co.uk](mailto:info@wellesleyhampshire.co.uk)**



1. Block plan showing the location of your proposals in relation to the adjoining properties
2. Elevation plan or photographs showing what your proposed changes will look like
3. Dimensions of the changes including height
4. Details of what the changes /additions will be constructed from, and which manufacturer and colour?

Please note, if appropriate WRT may charge an admin fee for dealing with in-depth requests. This fee covers the professional time incurred to consider the proposals, visit the property and issue the letter of consent.