



Darwin Green



BARRATT
— HOMES —



General Updates



BDW2 -



The piling works has now been completed to all the areas of the development that had foundations removed as part of the demolition.

Our civil engineering contractor has made a good start installing the foundations and floor slabs to this area and works are on going

We currently have 26 dwellings in construction with Brickwork including the areas that have been remediated and 2 house at Roof

We are expecting to handover our first completed new homes for occupation in October 2024

BDW4



The road & sewers have all been released for construction on BDW 4 and are anticipated to construction course level by Autumn 2024

Bricklaying works have now commenced on the apartments and the two storey housing.

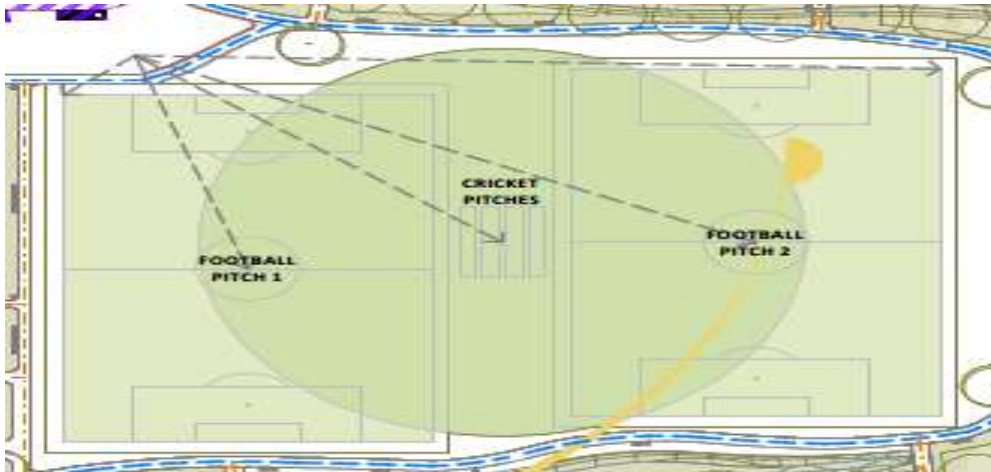
We are on target for our first completion on this phase of the development to be in May 2025 with the occupation of the apartments overlooking the Central Park.



What has been achieved since February 2024



SPORTS PITCHES



On going maintenance of the grass is still on going on a monthly basis.

We are targeting Sports England independent sign-off for the pitches in Autumn 2024 and we anticipate that the pitches will be available to use early Summer 2025.



LOCAL CENTRE APARTMENTS & RETAIL UNITS



Savills our agent dealing with the marketing of the retail units are now in advanced discussions for 3 of the retail units.

The interested parties include Café / Coffee Shop, Ladies Hair Salon & Convenience store .

Heads of terms with regard to the lease of the retail units are being progressed and we anticipate the units to be occupied by the end of 2024.

TEMPORARY WINDSOR ROAD FOOTPATH LINK



Following the completion of the Demolition works we have received a number of enquiries from local residents and residents associations as to whether the footpath opening times could be extended to accommodate access during School times in the morning and afternoon.

As promised we undertook an assessment of how this could work safely to facilitate this.

As a result of discussions with our internal H & S and Site Construction team we undertook a trial of the footpath being open 24hrs a day which we pleased to confirm that the footpath is now fully accessible at all times during the day and evenings 7 days a week for our residents and the surrounding communities.

LIBRARY

To be completed by the 1000th Occupation

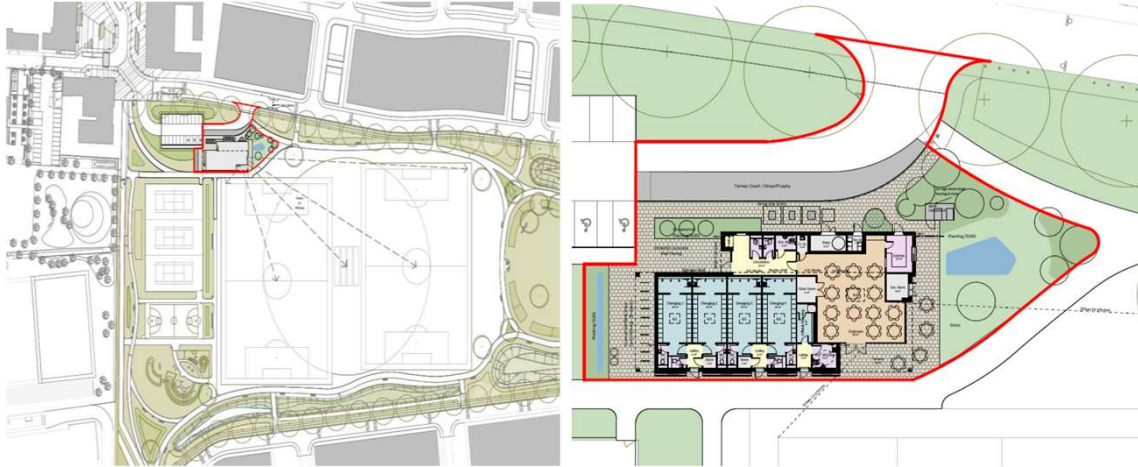


The lease for the Library building has now been agreed and all parties are due to sign and complete accordingly.

Upon the execution of the lease we will commence the snagging process of the building with CCC with a view of formally handing the building over to CCC early in Autumn 2024.

SPORTS PAVILLION

To be completed by the 400th Occupation



The enabling works for the new pavilion commenced in May and the foundations, drainage and external driveway are progressing.

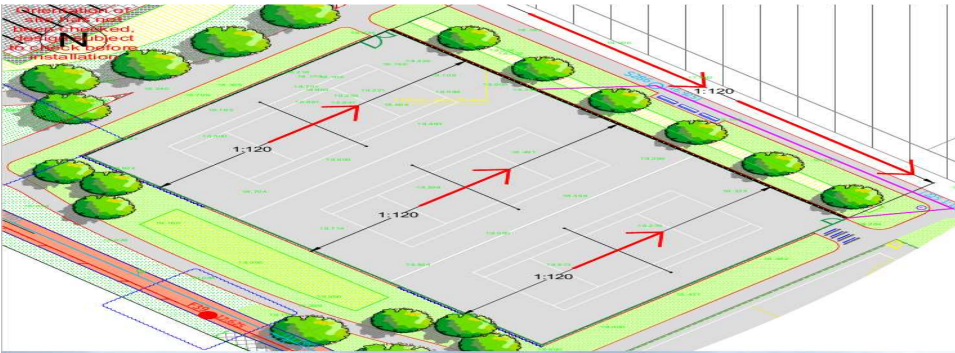
The offsite manufacture of the Pavilion by Premier Modular is progressing and we expect the units to be delivered and installed at the end of August.

Upon completion of the installation works the external finishing will be carried out with a target completion of Winter 2024.



TENNIS COURTS

To be completed by the 400th Occupation



The main area of the tennis courts including the lining and nets are now complete.

The external drainage & footpaths to the perimeter of the tennis courts are also complete to base finish and will have the main surface course applied on completion.

The external turf and landscaping works will be commencing shortly with a view to handing the Tennis Courts to CCC in the Winter 2024.

CENTRAL PARK

To be completed by the 800th Occupation



Central Park

The main area of the Central Park will commence construction in August 2024.

The works will commence with the completion of the bulk earth moving and shaping the areas to the required finish levels. Upon completion the perimeter footpath and kerbing works will commence.

The main tree planting works will be installed between December 2024 to March 2025.

The remaining Landscaping works will then take place with the completion of the Central Park in June 2025.

Advanced Questions

First question: Request for confirmation of three matters from the February Forum meeting:

1. That the storm drain which is vital for water to leave the ditch behind Woodlark Road is now fully strengthened and not at risk of collapse. We understand BDW have agreed to undertake this but need confirmation that the work has been completed.

2. That Anglian Water have confirmed that they are responsible for that storm drain and urgently will fit a grid over its entrance to prevent blockage by debris
It is vital that all building work near the storm drain ceases until these two items are fixed but a pile driver appears to be working near that drain entrance now.

3. That ditch maintenance will be undertaken three monthly as per the planning conditions.

- We have held numerous discussions with Anglian Water and John Shuttlewood on this matter. It has now been confirmed by Anglian Water that the pipe leading from the sandbag headwall under Grosvenor Court is an Anglian Water Asset.
- The two headwalls are private i.e. Barratts. We are arranging for the headwall furthest into site to be regraded around and any defects made good along with the installation of a grill to be installed on the headwalls to prevent debris entering the system.
- We are reviewing the condition of the ditch monthly and carrying out any maintenance as necessary. The next review is due at the end of June when we propose to have the grilled and defective works on the headwall complete.

Advanced Questions

Second question:

Request to know what is happening about the survey of BDW2 site levels and flood prevention measures

1. Site levels were specified in the planning conditions but we have reason to be concerned that the site ground levels may be higher than specified, which would significantly increase our flood risk
 2. Extensive flood prevention measures throughout BDW2 were specified in the planning conditions. We are concerned to know that the very extensive flood prevention measures for BDW2 are correctly installed and how we will have confirmation of this.
 3. Who will be responsible for assessing and signing off the drainage from the site? Is this Anglian Water?
- We understand the requirement under the planning permission to install the site to the proposed ground levels and will be adhering to these.
 - The detailed scheme has been installed in accordance with the approved flood risk assessment noting that there are numerous control measures to control water run off. The site is subject to technical approval by Anglian Water the incumbent adopting authority. They vet the designs to ensure compliance with their designs and the approved scheme.
 - As part of the Anglian Water process they vet the designs, approve the designs and then oversee the works being installed for compliance. In addition we also have our own third party consultant overseeing the works to ensure compliance with the approved drawings.

QUESTIONS