

Management Company

Linden Homes at Priors Hall Park

Priors Hall Park is a 907 acre site comprising of nearly 2000 existing homes, and further newly developing homes. Within this site there is a mixture of residential homes, a primary school, a secondary school and a district centre. But what makes Priors Hall Park so special is the extensive communal green open space and play areas.

Priors Hall Park Management Limited (PHPML) are responsible for maintaining the adopted community green space, soft and hard landscaping within Priors Hall Park.

All homeowners and commercial properties pay towards the upkeep of the communal greenspace. As each community area is completed it goes through an adoption process and is transfer to PHPML for upkeep and maintenance. Homeowners are not shareholders.

TE Labyrinth have been the Ground Maintenance Contractor for PHPML since 1st January 2023. A commercial landscape construction and grounds maintenance specialist, based in Northamptonshire, with vast industry knowledge and experience.

How much is the annual management fee?

The current charge for the period 1st August 2025 to 31st July 2026 is £244.80*, which can be paid either annually or quarterly in August, November, February and May. (current quarterly amount is £61.20*) *There is an additional postal charge of £10 if a current email address is not provided.

What does the management fee cover?

Service	Annual spend for service	Annual spend per property	Quarterly spend per property
PHPML Maintenance Contract	£300,000	£136.00	£34.00
PHPML Staff Cost (Director/Contract Manager/Administrator)	£110,000	£49.87	£12.47
PHPML Sinking Fund	£22,000	£9.97	£2.49
PHPML Play Areas/Site Insurance	£20,000	£9.07	£2.27
PHPML Office Cost - General	£15,000	£6.80	£1.70
PHPML Play Area Maintenance (woodchip etc.)	£15,000	£6.80	£1.70
PHPML Website. Software & Site Layout Plans	£10,000	£4.53	£1.13
PHPML Play Area Repairs/Refurbishment (general w/t & damage)	£10,000	£4.53	£1.13
PHPML H&S	£10,000	£4.53	£1.13
PHPML Street Furniture/Equipment Parts/Repairs)	£9,000	£4.08	£1.02
PHPML Contingency	£7,000	£3.17	£0.79
PHPML Water/electricity	£3,000	£1.36	£0.34
PHPML Bank Charges	£3,000	£1.36	£0.34
PHPML Bollard/Lighting Repairs	£2,000	£0.91	£0.23
PHPML General Signage	£2,000	£0.91	£0.23
PHPML Residents Events/Communication/Insurance)	£2,000	£0.91	£0.23
	£540,000.00	£244.80	£61.20

Additional charge for Fibre maintenance/Satellite		£36.00	£9.00
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Find below a rough guide to the greenspace management programme:

Task	Details of Work	Estimated Time
Grass cutting of road side verges and amenity grassland	Grass will be cut on a 7-10 day cycles from April to November although this is subject to change depending on weather conditions. Grass for amenity grassland and road side verges should not exceed levels of 75 - 100mm. Mowing heights will be set to achieve levels of 51mm on roadside verges and 36mm on amenity grass areas (Town Garden segments). Grass will be kept maintained to give a neat, tidy and consistent finish. In periods of stress grass will be kept longer to help maintain a healthy sward and aid in recovery. At no point will more the 1/3rd of the grass blade be removed, this reduces the risk of disease and an unsightly appearance.	7-10 Day Cycle
Habitat grass management	Three cuts per year, depending on growth patterns. Grass will be left to grow and will be cut once in spring and twice at the back end August/start of September. Height of cut will be no lower than 50mm	Three cuts per year
Hedge and Shrub cutting	Shrub cutting will be carried out four times per year after flowering and seasonal interest. Hedging is cut to maintain form and height while encouraging healthy and full growth which will be twice yearly spring and summer.	Four Times Per Year
Weeding	Weeds are controlled by manual removal and herbicide application. Herbicide application is carried out by spot spraying weed growth between blocks and on kerb edges with applications being carried out once every 4-6 weeks in the growing season (normally March – October) Hand weeding is carried out every 3-4 weeks growth dependant. The team will use hand tools to remove growth between shrub and flower beds.	All Year Round
Litter Pick and Bin emptying	We have over 28 litter bins and 12 dog waste bins across the development, these bins are emptied every Monday and Friday and during the week when required. The empty dates may move by 1 or 2 days to accommodate public holidays and unforeseen circumstances. Litter picking is also carried out across the development on a Monday and Friday. Whilst grass cutting the team will also collect any litter in their path.	Twice a Week
Leaf collection	Leaf collection is carried out weekly from November until all leaves are collected.	Weekly Cycle
Fertiliser application	An organic fertiliser is applied to the open spaces, roadside verges and shrub beds on a quarterly basis to assist with the healthy establishment of these areas..	

What happens if you want to sell your home at Priors Hall Park:

- When a homeowner sells their property, Priors Hall Park Management Ltd provides a standard seller pack and a standard purchaser pack both costing £100.
- The seller's pack contains a completed FME1 form and attachments. (3 years accounts, copy insurance, budget etc.)
- The purchaser's pack contains a draft Deed of Covenant, and a Certificate of Compliance is issues on completion.
- Any reasonable enquiries by the seller's or purchaser's solicitor will be covered within this fee.

