



Keeping you updated!

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Summary of what's being built:

- 103 Open Market homes sold by Linden Homes
- 153 Pre-sold homes
- Allotments
- A community centre
- Play area
- Four attenuation ponds

Site activity

- Most of the open market and pre-sold homes have now been occupied, with the remaining homes at snagging stage. The final homes are anticipated to be handed over by the end of January 2026.
- We are currently clearing all gullies on site. Roads and pavements are still awaiting their final surface. We will keep you updated as works commence. In the meantime, we would strongly advise that you drive carefully and slowly. Please note this will not include the main spine road as Tilia Homes will be using this road for their construction traffic, whilst they are still building.
- Work are to commence around the ponds, after the new year along with the 2nd staging works.

Public Open Space

Swale and public open space /play area works are anticipated to start spring next year, we will keep you posted.



Timeline.

- All footpaths leading to occupied areas are now accessible, and the final section of roadway are to be completed.
- All open market homes are reserved; the Sales Centre is now closed. For any queries, please contact our customer care team

Ecology

Over the course of the development, we will have planted over 170 new trees, native hedgerow and broadleaf woodland planting. We have also implemented a number of bird and bat boxes on selected dwellings. The existing North-East pond will be re-planted to enrich and encourage wildlife. Other landscaping works will be undertaken as each plot nears completion. Pollinator friendly seed packets are being provided for every new homeowner to sow in their gardens.



We've also engaged with local schools, organising competitions, landscaping, an interior design workshop, bug hotel workshop, bird box donations & health and safety presentations, and we've sponsored a local U15's rugby team.

Managing Agent

Company: Residential Management Group (RMG)

Anticipated Handover Date: Early 2026

Contact details: 0345 002 4444 or customerservice@rmguk.com

Please visit our website for further management company details.

Services

These providers are flexible, and new residents are not tied to them exclusively:

Gas & Electric: British Gas – 0330 100 0056

Telephone/Broadband: BT Openreach – 0800 023 2023

These providers are exclusive:

Water: Severn Trent – 0345 7500 500

Development layout plan



How will the development benefit the local community?

Brindley Edge will also support the local community by contributing £3,924,935 towards:

- Sports, recreation & community
- Healthcare
- Police
- Road safety & sustainable travel
- Primary & Secondary education
- Open spaces
- Libraries

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Schools we've worked with: Exhall Cedars, Exhall Juniors, Foxford Community School & The Early Learning Camp.

Local Sponsorships:
Broadstreet Rugby Club Under 15's

Winter Tips for Your Home & Garden

As winter settles in, it's the perfect time to take a few simple steps to protect your home and garden. With a little care now, you'll set yourself up for a smooth transition into Spring.

Garden Care

Clear the leaves: Rake and remove fallen leaves from your lawn to keep the grass healthy over the cold months

Protect your lawn: Avoid walking on it when there's frost, snow, or waterlogging

Plants: Cover any of your plants which might be susceptible to frost

Prepare for Spring: At the end of winter, and as March approaches, start light maintenance—sweeping leaves, edging the lawn, and gentle rolling. By April, your lawn will be ready for weeding and repairing any winter wear.

Home Care

Check your gutters: If you live near mature trees, make sure gutters are free from leaf build-up.

Protect outdoor taps: Isolate and drain outside taps to prevent freezing.

Heating while away: If you're travelling, keep your heating on a low background setting to avoid frozen pipes (look for the * symbol on your radiators).

Keep drains clear: Regularly clear gullies and aco channels of debris to reduce the risk of flooding during heavy rain.

Ventilation matters: Your home may still be drying out, so use gentle heating and regular ventilation.

Boiler service: Plan ahead—book a service around 11 months after your move-in date to keep everything running smoothly.

Need Support?

If you've been in your home less than 2 years, you'll be covered by our Customer Care Warranty and can contact us here:

For **non-emergencies**, email us at customerservice.southeastmidlands@vistry.co.uk

For **emergencies**, call us directly on **0116 218 0308**

Please be aware that the dates and information provided are correct at time of print and are dependent on several factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

CustomerService.SouthEastMidlands@vistry.co.uk