



Please ask for:

Direct line: 01234 276740

E-mail: rhiain.bevan@bedford.gov.uk

Date: 27 September 2024

Ref:

Dear Resident, Property owner

Re: Annual Sum for Maintenance of Amenity Spaces 2024/25

The enclosed invoice shows the amount you are requested to pay toward the cost of maintaining the amenity spaces in the Great Denham and land west of Kempston developments for 2024/25.

Following a review of the Open Spaces management charges for Great Denham and Kempston West, an Executive Decision 1741 was made by the Council in March 2024. The decision made the following changes:

- To waive the Council's right to receive 50% (£60) of the open spaces management annual sum from property owner/occupiers in the Great Denham and Kempston West development with effect from the 2024/2025 financial year.
- To waive the Council's right to receive 50% (£60) of the open spaces management annual sum from property owners who let out their property in the Great Denham and Kempston West development with effect from the 2024/2025 financial year, where the property owner provides evidence that they have reduced the tenant's rent or service charge by the same amount.
- That where a property is unoccupied, for the purposes of the above, the property shall be treated as occupied in the same manner as when it was last occupied.

This sum of £60 is payable to Bedford Borough Council following the transfer, from the developer, of the covenants requiring property owners to pay the annual sum. In return the Council is required to maintain the amenity spaces in the development. This includes activities such as grass cutting, weed spraying, maintaining the mature trees, litter/ dog bin emptying, litter picking, playgrounds inspections and maintenance of equipment, area checks and shrub pruning, etc.

All money received from payments of the annual sum is kept in a separate ring-fenced fund and can only be used to meet the cost of the ongoing management and maintenance of green spaces on the development, including the administration of the scheme. Further information is available from the Council's website at



BEDFORD BOROUGH COUNCIL

Borough Charter granted in 1166



Chief Executive: Laura Church

<https://www.bedford.gov.uk/leisure-and-culture/parks-and-open-spaces/maintaining-our-green-spaces/great-denham-and-west-of-kempston/>.

The Council is committed to openness and transparency regarding the income and expenditure relating to the maintenance fund and information about the budget is shown overleaf. The final accounts for 2023/24 income and expenditure will be published at www.bedford.gov.uk once the Council's accounts for the year are finalised.

Yours faithfully,

Rhiain Bevan
Chief Officer for Finance

Julie McCabe, Interim Assistant Chief Executive (Chief Finance Officer)
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Great Denham and Kempston West developments Proposed budget for 2024/25

2024/25

£

Expenditure

Grounds Maintenance	123,000
Play area maintenance and inspections	32,000
Litter Picking	30,000
Trees maintenance	4,000
General Repairs and Maintenance	7,000
Plant & Vehicle recharge	38,500
Management charges	10,500
Invoicing, collection and financial management	21,000
Purchase of equipment (revenue cost)	1,000
Overheads, Contingency and Reserve Payments	45,200
Total Costs	312,200