

POS Landcare



“Caring for your neighbourhood”



What do we do?

POS Landcare specifically provides exit strategies for house builders, property developers and landowners to divest themselves of the liabilities and on-going maintenance of residual and non-developable land on completed sites and to provide an alternative to the traditional method of transferring public open space to Local Authorities.

The POS Landcare service is designed to provide quick, efficient and practical solutions to meet the requirements of Local Authorities and developers by taking on the responsibility of negotiations with Local Authorities discharging planning conditions or varying Section 106 Agreements as may be required to enable the exit process to be speedily concluded.

Why use POSL?

Achieving a secure managed exit will free the landowner from costly on-going maintenance and management of public open spaces which are surplus to the core business requirements. Liability management requires time effort and money and can be an endless drain on company resources.

What will it cost?

The POSL model can in most cases reduce the client's financial commitment in respect of liability sites. Typically divesting companies have set aside financial provisions for areas of open space which are required to be maintained over lengthy timescales. Utilising our in-house expertise we can take full freehold responsibility for sites at a much reduced value than that provided for, which presents an opportunity for clients to write back surplus provisions to profit.

Is there any development potential?

POSL will assess the short term likelihood of development value being achieved on the site and where development is not readily achievable, client interest can be maintained via clawback arrangements which ensure a share of future development values should they be achieved.

About NPL

NPL Estates is one of the UK's leading, privately-owned brownfield regeneration, remediation and land development companies.

Since its inception in 1999, NPL has grown into a significant landowner with current land assets extending to some 12,000 acres in the UK and mainland Europe.

NPL is at the forefront of some of the UK's most significant regeneration projects due to its unique ability to acquire land, provide environmental solutions and develop the growing land bank for new and innovative uses.

A cornerstone of NPL's corporate progress has been its policy of transparency and candour in business dealings. The ability to work and deliver positive results in a clear and consistent manner has empowered the company to grow from strength to strength.

NPL approaches regeneration as a team effort, drawing on its own in-house expertise and partnering with central and local government and the local communities in which it operates. It is this inclusive development process which delivers innovative and sustainable schemes, providing real value to clients and breathing new life into previously used sites.

NPL has a strong in-house team, with extensive expertise in surveying, planning and environmental management, all of which translate the company's vision and objectives into deliverable schemes that succeed in solving the often complex issues surrounding brownfield land redevelopment.





Alternative Methods of Land Transfer

Commuted Sum:

This scheme is most appropriate for developments where all the houses have been sold and the developer wishes to divest themselves of any future maintenance or public liabilities. POS Landcare will visit the site to assess the maintenance requirements and potential liabilities. We will then estimate the routine maintenance cost, the cost of repairs required due to fair wear and tear, vandalism or misuse and replacement costs of equipment at the end of its useful life. This will enable us to calculate the future cost of maintenance which we will then commute to a single payment, the Commuted Sum.

POSL will purchase the freehold of the land for £1 and the developer will pay the commuted sum upon completion, after which POSL will manage the site maintaining the environment to an agreed standard.

Management Company:

This scheme would be most appropriate where there is a Section 106 obligation to transfer the open space into a management company, the purpose of which would be to assume the ownership, management and maintenance of the open space. POS Management Services would form the management company before the completion of the first dwelling with every house purchaser becoming a member as they complete the purchase of their house.

During the construction phase POSMS will be the controlling member and will arrange to keep all residents informed, hold annual general meetings and liaise with the developer to ensure the public open space is laid out to the correct specification and standard. The developer will layout the public open spaces in the timescales dictated by the Section 106 agreement and when completed to the satisfaction of the local authority will transfer the freehold of the land to the management company. At this stage the management company will appoint POS Landcare to maintain the open spaces for an initial period at an agreed price. POS Landcare will provide the management skills and experience necessary to successfully maintain the open space areas and relieve the members of the responsibility of complying with the approved management plan.

The annual maintenance charge will be agreed between the developer and POSMS and will be fixed for a specified period from the first completion after which it is to be increased in line with an acceptable index or as determined by the management company.

On completion of the development and sale of the last property, POSMS will assist the members to elect a board of controlling members and then resign from the management company. At this stage the residents will have full control and liability for the maintenance of the public open space areas, but will be assisted and advised by POS Landcare for the remainder of the initial period. The appointment of POSL would be automatically renewed unless it was formally terminated by the members.

What type of site is suitable for POSL?

One of POSL's main strengths is its management approach, whereby we have not 'pigeon holed' ourselves into concentrating on clean, easy, liabilities and will consider all land offered to the company. Some land looks to be the ideal green-space, but on occasions its location is predetermined because the land is not suitable for development due to problems 'hidden' below ground. These could be physical obstructions that need to be avoided, like mineshafts or pipelines or environmental constraints like contamination or landfill preventing the lands' development. The NPL group has a wealth of skills and experience and in the event of a challenging piece of land being offered to the company the Landcare division would assist and provide all the necessary legal and environmental safeguards to ensure the landowner has divested himself of responsibility for the past present and future environmental issues.

We are keen to acquire a diverse portfolio and ponds woodlands and sites rich in ecological or biological habitat are of great interest to us. We work closely with leading consulting ecologists ERAP Ltd (www.erap.co.uk) who act as 'Ecological Guardians' for any sites we acquire by monitoring reporting and advising our landscape gardeners on how to correctly maintain and improve the habitat. We strive to form close links with the community and these types of sites are ideal for residents to form a 'friends group' where we will actively encourage their participation by inviting them to talks given by our ecologist to describe the existing value of habitat and how it can be improved by careful management and 'policing' of the sites to minimise littering and vandalism .





Our approach to maintenance versus wildlife

Bees and butterflies have been in the news for the wrong reasons with many species of both suffering serious decline, but introducing sustainable mowing techniques is likely to have a beneficial effect for our wildflowers, bees and butterflies.

All too often in the past bees have suffered when the clover-filled lawns they had been feeding on are mown removing the hive's food supply in an instant. By reducing the mowing frequencies the clover will be able to provide nectar for the bees for longer. Similarly butterflies need a variety of flowers to feed on and with a more considered approach those plants will have a chance to flower before the strimmer and sprayer appear.

We believe that less maintenance doesn't mean uncared for, rather the opposite - in the past the norm has been for unnecessarily overzealous maintenance of open spaces to the detriment of the bees and butterflies. Grass with daisies and dandelions is not 'weedy' but a valuable resource and where appropriate areas with a scalloped mown edge will be set aside on all developments.

We aim to keep lawns looking at their best by making sure the edges are neatly trimmed, raising the mower blades a little during dry spells to keep them green and avoiding raking out any moss which will stay green and collecting and composting the cuttings to prevent nutrient build up.

Shrubs and trees also benefit from less intensive pruning which can help birds such as the once familiar House Sparrows and Song Thrushes which need dense cover in which to find food for their young, over trimmed hedges are of no use to them and they too have declined through the obsession with 'order' and 'tidiness'.



Our Clients, Consultants, Residents & Employees

A successful management company relies on informed forward thinking clients, the very best consultants and advisors and residents who take a pride in the surroundings.

Focus on Barratt Manchester:

Barratt Manchester is the largest and most successful division of BDW Developments, formerly, Barratt Homes consistently delivering high quality developments across the Northwest, from starter homes to five bed-roomed detached properties. A major factor in their success is the attention to detail they pay to every element of the development from the design of the house types to the careful siting of them within a landscaped setting.

Customer satisfaction is a priority to Barratt and they have been maintaining the landscaped areas to a high standard, but they recognise their strength is building and selling houses and maintaining landscaping is best managed by a specialist company like POS Landcare.

Danny Daly, Senior Engineer at Barratt says:

'POS Landcare offer a competitive efficient service which allows us to transfer public open space to a company which dedicates its time to ensuring the developments are well maintained. On the basis of working with POSL and its professional attitude in all dealings, I would have no hesitation in recommending their services to other landowners.'

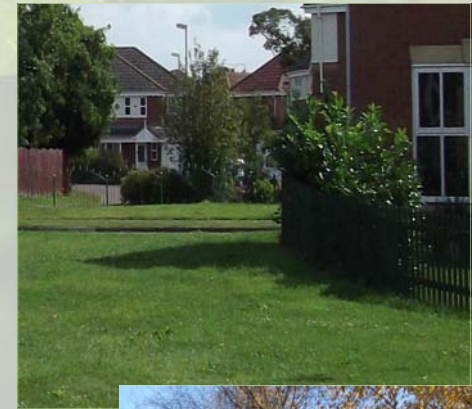
Residents feedback:

Feedback from our residents is important, when it is good it is an excellent testimonial to the company's skills and we feel proud. When bad it gives us the motivation to focus on the area of concern to ensure we improve in these areas.

'Please note, the work being done by POS Landcare on grass areas and land around our site is very good and they provide an excellent service, leaving the areas in a first class tidy condition.'

'I am a resident of Regency Gardens, Warbreck Hill. I would like to say what a marvellous job the man has done in cutting the grass at the top of my estate. It is a pleasure to look at it so neat and tidy.'

'Over the past couple of weeks the man that has been cutting the grass on Regency Gardens has made a first class job. The green has never looked as good. Just hope that he can keep doing such a superb job of keeping the grass in tip top condition.'



Who will you be dealing with?

Profile of Roger Warren

My role at POS Landcare is to provide easy access to land management solutions for developers and landowners who have surplus landholdings which are proving a distraction from their main activities. This is accomplished by accepting a freehold transfer of the land in its current state with POSL bringing it up to the standard expected by local authorities and residents after completion of the transfer, thereafter taking responsibility, as landowner, for the liabilities and maintenance.

This allows the transfer to be concluded quickly without the developer spending time bringing the sites up to an adoptable standard.

The maintenance is carried out by fully experienced professional and competent operatives using the most up-to-date equipment for the job, ensuring an excellent finish, resulting in a high level of customer satisfaction.

My experience in both local authority and working for major PLC's including, Redrow Homes, Persimmon Homes and latterly Barratt Homes, where, as Development Director I was responsible for the acquisition of land has given me the commercial and legal knowledge to affect a quick and efficient transfer of open space areas.

The POSL ethos and model is focused on efficient proactive management, anticipating problems and dealing with them in a timely manner.



If you would like any further information about our services or you think you have a site which may be suitable for transfer please do not hesitate to contact me at:

POS Landcare Ltd
Po Box 4
Hillhouse Business Park
Thornton-Cleveleys
Lancashire
FY5 4QD

Tel 01253 861816
Mobile 07833 231605
Email roger.warren@pos-landcare.com