



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:

- 191 homes across two phases. Phase one includes 165 homes and Phase two includes 26 homes.
- 97 Open Market homes sold by Linden Homes.
- 68 Pre-sold homes.
- Phase two has received a resolution to grant at planning committee and tenure is yet to be confirmed.
- Creating a LEAP (local equipped area of play).
- On-site biodiversity habitat enhancement.
- Increased connectivity to existing public rights of way.

Site activity

- Sales office is now open to the public.
- Show homes to launch in April 2025.
- First homes anticipated to legally complete May/June 2025.

Site Mains Work

Site mains have now been brought onto the development and are being progressively installed throughout.

Timeline.



Spring 2025:

- Sales office now open. Show Home anticipated to open in April 2025.
- First available homes due to be complete in May/June 2025.
- Piling works for Phase two on the South-East side of site expected to commence in Winter 25/Spring 26.

Ecology

Over the course of the development, we will be planting 600 new trees (open spaces, street trees, front gardens), including fruit trees for foraging bats, and we have maintained the existing hedgerow where possible.

The public open space includes wildflower meadow mix and an attenuation pond with a species-rich grass and wetland flower mix, and planting to the edge of the waterline. We are also installing hedgehog highways to fence lines, and bird and bat boxes on selected dwellings.

There is an example 'pollinator friendly' garden outside the show home to showcase what you can plant to support pollinators.

Managing Agent

Company: Residential Management Group (RMG)

Anticipated Handover Date: Estimated 2027.

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: IWNL – 0290 028 711

How will the development benefit the local community?

Little Glen will support the local community by contributing £834,196 towards:

- Healthcare
- Police
- Road safety & sustainable travel
- Primary & Secondary education
- Libraries
- Air quality

We're working closely with BDC's Employment & Skills Coordinator. Here's what we've been up to:

Countesthorpe Academy: Changing the Face of Construction workshop with Year 8 girls, Year 9 site tour arranged for May.

Glen Hills Primary: Safety around a building site assembly; World Book Day reading stories about building and engaging with Year 4; Donation of equipment to EYFS; Drainage repairs to games area; Grass seeding and spring bulbs.

We have also sponsored Whetstone Pumas FC, and the BDC Community Volunteer Awards evening.

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

Linden
HOMES