SUMMER 2026 | ISSUE 10

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DEVELOPMENT UPDATE

MORVA REACH, LONGROCK



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

There will be 154 new homes on the development, which will provide:

- **46 affordable homes for rent or shared ownership.**
- **A Public Open Space at the centre of the development.**
- **Attenuation basin.**
- **Photovoltaic panels and EV charging for every home.**
- **A new Community Building on site.**

Site Activity:

- Phases 1, 2 & 3 now complete.
- Currently working on completing phases 4 & 5.
- Looking to complete the site by the end of 2026.

Specific item:

- West side of the main development entrance now open, landscaping in progress.
- All plots are now piled.
- The Community Building is on track to be completed and handed over in Summer 2026.



Timeline

- First occupations on phase 1, 2 & 3 are now complete. Phase 4 & 5 are now in progress.
- POS area to the South with the attenuation pond is open to the public.
- 90% of the main roads are now formed, as part of the handover of plots/phases these roads will be completed along with pavements. The pavements will not be topped initially due to services however the main roads will only be topped towards the ends of each project phase.

Ecology

- A specialist's watching brief is in place for the treatment and handling of the Japanese Knotweed in the north of the site.
- An ecologist's watching brief is in place to ensure that slow worms in the north of the site are not impacted by the construction works.
- The project benefits from a ecologist visit reporting on compliance with obligations & advising the team on best practice requirements.

Managing Agent

The managing Agent for Morva Reach is Remus Property Services. Key responsibilities include:

- Providing reasonable management information to residents
- Dealing with any necessary repairs other than major repairs
- Consultation on management matters
- Liaising with local authorities and utility companies (not including meter)
- Visiting the property and visually checking general condition
- The development will be handed to Remus Property Services phase by phase

Services

- The initial billing of Gas and Electric will be through British Gas.
- Your home has an Openreach line terminating in a network termination socket. You should contact your chosen landline / internet service provider for this to be activated.
- Water billing mains water supply and sewerage, will be billed through IWNL. As an IWNL customer you will not be charged any more than if you were being supplied by a local traditional water company.
- Most homes will have an EV Charger within the curtilage of the property and will pay for the electricity used through their electricity bill.
- The remaining plots – 39-44, 70-93 and 125-139, will be served by chargers that are on a separate communal supply, but the parking space remains private to the allocated resident. Unlike the on-plot chargers, the tariff for this supply will be in the hands of the ManCo. The resident would not have to pay any charges if they do not require a charger and would only pay for the electricity they use.



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

How will the development benefit the local community?

Morva Reach will also support the local community by contributing over £440,000 towards:

- £195,422 plus index-linked increase Local Education contribution
- £245,026 plus index-linked increase Local Transport contribution

We will also be providing:

- Affordable homes
- A public central square and open space landscaping

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of 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:

morvareach.sales@lindenhomes.co.uk

Linden Homes