

Tithe Barn Development update

Issue 3 | Spring 2025



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.

Tithe Barn in Exeter

- Linden Homes is creating Tithe Barn in Exeter in joint venture with Aster Group.
- The sixth and final phase of the development is currently under construction.



Managing agent

The managing agent for the development is FirstPort and the management company is FirstPort Property Services No.4 Limited. You will receive additional communication from First Port directly.

District Heating Network

Tithe Barn uses a state-of-the-art district heating network, which is provided and operated by EON. Across the entire development, it is estimated the energy efficient system will provide 4,500 tonnes of carbon dioxide savings per year – or the equivalent of removing 1,000 cars from the road.

Service providers

The current service providers are:

- EON (electric)
- South West Water (water)
- Openreach (broadband)

Site activity



- We are now in the last few months of the build programme as the site is due to be completed by autumn 2025.
- Unfortunately, the delivery of the play area has been delayed and is due to open in summer 2025, once a RoSPA inspection has been carried out.
- The attenuation basin, which is designed to capture any excess surface water and release it to natural watercourses at a controlled rate, is being created. Works are dependent on dry weather, and it's expected to be completed in spring 2025.
- A cycle/pedestrian link to Babblebrook Mews will provide residents with easier access to the local shops and the train station in Pinhoe.
- The final surfacing of roads will take place following the final inspection of the adoptable sewers.



Ecology

- A large oak tree (adjacent to the play area), hedgerows to the site boundaries and Pinn Brook watercourse are all being protected and retained.
- A number of areas have been planted with wildflower seeds to inspire biodiversity.
- Bird and bat boxes are being installed to encourage habitat corridors.



Bee bricks



Tithe Barn has introduced a series of bee bricks, which feature narrow openings to enable solitary bees to nest. This small change will increase opportunities for biodiversity and support the local bee community.

Bees, as well as other pollinators, are responsible for a third of the food we eat thanks to their important pollination work. In Britain there are over 270 different species of bee and nearly 250 are solitary.

The bricks are well-designed as they're solid at the back so solitary bees cannot enter the cavity wall, they'll simply nest within them and do not produce honey, live in hives or swarm. We're installing one brick on a few selected properties so it's a small change for us, but a giant one for the bee community.

WE INSTALL BEE BRICKS

These bee bricks integrate a series of narrow openings like those where solitary bees are known to nest.

The aim is to increase opportunities for biodiversity. With solitary bees making up nearly 250 of the approximately 270 bee species in Britain, they play an important role in the natural ecosystem.



Development layout plan



Tithe Barn is supporting the local community by contributing over £1,920,000 towards:

- Transport and the link road
- Indoor and outdoor sport
- Education
- Community facilities
- Youth facilities



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. The above site 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.

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.devonsouthwest@vistry.co.uk

Linden
HOMES