

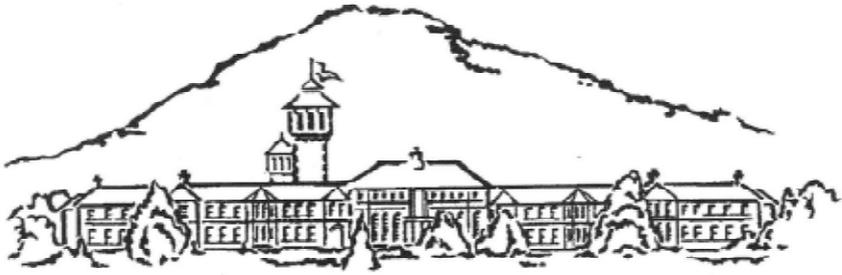
Shareholders Welcome Pack



January 2009

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administration@moorhaven.org.uk





WELCOME

... to Moorhaven Village. We hope you will enjoy living in our unique village in the beautiful environment of the South Hams and the Dartmoor National Park.

This pack contains information about the village and local area that you may find useful. If you would like any further information, please contact the Moorhaven Village Management Company administrator:

Lesley Abraham

Tel / Fax: - 01752 896151

E-mail:- administration@moorhaven.org.uk

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ABOUT MOORHAVEN VILLAGE

Moorhaven Village was created in the early 1990's by transforming a number of hospital buildings, mostly Victorian, to form a village of about one hundred homes set in 65 acres of landscaped grounds.

The village is in an elevated position with the unspoiled moorland of the Dartmoor National Park on one side and the rolling South Hams countryside on the other, with views to the sea about seven miles to the south. The village is in open countryside and is within the Dartmoor National Park, yet has easy access to the Devon Expressway (A38) for the cities of Plymouth (12 miles) and Exeter (30 miles).

Within the village are communal gardens, a sports field for football and cricket, two tennis courts, a boules pitch, a croquet lawn, and a nursery for under fives. The Wrangaton Golf Club is a short walk from the village, and there is direct access to the moor for walking and riding.

There is a brief history of the village in Addendum 3.

VILLAGE FACILITIES

BUS SHELTER

The notice boards in the bus shelter are useful sources of information, including maps and advertisements for baby-sitting etc. Villagers may use it for small ads.

GROUNDS

The maintenance of the grounds is carried out by a sub-contractor under the management of the Moorhaven Management Company. Details of the maintenance carried out are shown in the Grounds Maintenance Contract, Addendum 1.

RECREATION

There are two tennis courts within the grounds for general use. Arrangements for using the courts are available on the web site. There is an adjacent playing field as well as a children's play area. All these areas should be used under supervision and are at your own risk.

DOGS

Well behaved dogs are welcome in the village but they must be under control of the owner at all times. They are not allowed in the formal gardens and must be kept on a lead in the cemetery. Droppings must be collected: there are disposal bins throughout the village.

ACCESS TO THE MOOR

We have exceptionally convenient access to the moor on foot from the village. However the Wrangaton Golf Course stands between us and the moor. There are designated access routes agreed by the Golf Club. A convenient access point is at the top of Leigh Lane which runs along the eastern boundary of the village. A map at the top Leigh Lane shows designated access points to the moor.

TELEVISION

Most properties in the village are connected to a communal TV aerial. A digital signal is also available so that residents can receive Freeview digital TV. Residents should be aware that satellite dishes are subject to covenant restrictions.

DRAINAGE SYSTEM

There is a private drainage system in the village. Residents are responsible for maintaining the drains to their properties, and the Management Company maintains common drains. More detailed information is given in Addendum 2.

ROADS

The roads within the village are private and are maintained by the Management Company. Please observe the speed limit (15 mph) and for the safety of children please do not allow them to play in the roads.

BUILDINGS INSURANCE

Buildings insurance is available optionally through a block scheme administered by the Management Company, with premiums payable half-yearly with the service charge. For details please contact the administrator on 01752 896151.

NEIGHBOURHOOD WATCH

Moorhaven Village is registered with the police as a designated Neighbourhood Watch area. What does this mean? Neighbourhood Watch is intended to add community spirit to an area. It is also intended to improve the security of an area and reduce the risks from burglary etc.

Trudi Bell is our village Coordinator and she may be seen around the village with Yorkie, the skewbald pony in tow. If you see anything or anyone suspicious you can report it to the police on 08452 777 444 and ring Trudi on 01752 896937. You can also receive any appropriate Neighbourhood Watch emails by contacting s.wdevonscms@devonandcornwall.pnn From time to time we do get reports of possible prowlers so it helps if everyone keeps a good Neighbourhood Watch.

Finally - many insurance companies offer considerable discounts for properties that are part of Neighbourhood Watch. You should remember this when your contents policy is up for renewal.

THE 'JAYS' CLUBHOUSE

The 'Jays' Clubhouse houses the Jays Day Care Nursery. Details are available at their web site www.thejaysdaycarenursery.co.uk.

The Nursery is also the contact for hire of the Clubhouse for private events. Tel 01752 894437

THE WOODLAND

To the west of the village is a Conservation Woodland Area. It is a two acre wood run under a conservation trust scheme. The Ludbrook flows through the Woodland. There are a number of bridges, gazebos, picnic and barbeque areas and a tree house. Access to the woodlands is by annual subscription. For details contact the administrator.

MOORHAVEN GAZETTE

The Moorhaven Gazette is published quarterly on January 1, April 1, July 1 and October 1 and is delivered to all residents of Moorhaven Village. Contributions for the Gazette, in the form of articles, letters and opinions etc. are welcome and should be sent to the editor, Peter Rowlands, 11 Church Lane Tel 01752 698398 E mail peter@pr-productions.co.uk

Advertisements from Moorhaven residents are accepted free of charge, space permitting, at the discretion of the editor.

WEB SITE

The Moorhaven Village web site address is: www.moorhaven.org.uk and contains much of the information in this guide together with news items and information about forthcoming events. Advertisements from Moorhaven residents are accepted free of charge, at the discretion of the editor. Comments and suggestions about the content of the site are welcome.

MANAGEMENT COMPANY

Each property owner at Moorhaven Village is a shareholder in the Moorhaven Village Management Company, which owns the communal gardens, sports facilities, internal roads, lighting facilities etc.

The Management Company is responsible for:

- maintenance of the village grounds (see Addendum 1), roads, common drainage system (see Addendum 2), communal lighting and providing the television signal to your property
- setting and collecting the annual Service Charge
- administering the block buildings insurance
- assessing applications for planning permission in accordance with individual covenants

THE MANAGEMENT BOARD

The Management Board consists of, and is elected by Moorhaven Village shareholders. The board usually meets on the first Monday of each month. Minutes of board meetings are distributed to all shareholders and are also available on the web site.

Moorhaven Management Co Board Members

Chairman

JOHN MEEHAN

West Butterdon 897458 johnsidmeehan@hotmail.com

Board members

JIM ABRAHAM

3 The Mews 07714 103915 jabraham@talktalk.net

ELAYNE HOSKIN

Higher Lodge, Centre Court elayne@wishound.co.uk

JANE MCGUIRE

10a Tower Lane stephenson_jane@hotmail.com

MATT MORGAN

1 Moorfields 894484 mattandsally@moorfields.eclipse.co.uk

STUART NEWBERRY

2 Moorfields stuart@newscott.freeseve.co.uk

PETER ROWLANDS

11 Church Lane 698398 peter@pr-productions.co.uk

Administrator:

Lesley Abraham

3 The Mews

Tel/Fax: 01752 896151

Email: administrator@moorhaven.org.uk

SERVICE CHARGE

The service charge is payable half yearly on January 1 and July 1. It is important that payments are received on time. Penalty charges are strictly applied for late payments as laid down in the Covenants.

RESTRICTIVE COVENANTS

The buildings at Moorhaven have a simple formal grandeur about them together with a wonderful setting. The Residents and their Management Company together with the Dartmoor National Park Planning Authority wish to both preserve this and in some cases enhance it with appropriate schemes.

The restrictive building covenants signed and agreed to by all purchasers of properties in the village are the mechanism by which this will continue to be done long into the future.

If you wish to carry out ANY external alterations to your house, for example to boundary fences, garden sheds, satellite dishes etc. you are required to obtain planning consent from the Management Company in accordance with the terms of your Deed of Covenant. This approval is in addition to normal planning requirements by local authorities.

Requests for planning approval should be submitted in writing to the administrator, together with plans and a description of work proposed. If you wish, you can discuss requirements before submitting a formal proposal with the appropriate member of the Management Board.

VILLAGE ORGANISATIONS AND SOCIAL EVENTS

BOOK CLUB

The book club meets every month. Since its inception some members have moved out of the village and therefore so have some of the meetings.

Our aim is to read contemporary books and ideally we try and choose a title that has not been read by any of the members before. Often, you can get into a bit of a rut with your reading choices and it's good to be forced to venture into unknown territory and find a new favourite. Each member gets a turn at choosing a book and hosting the group in their house. For up to date info see the village web site.

FILM CLUB

The Film Club meets on Wednesdays once a month. For information about forthcoming events, see the village website.

OTHER SOCIAL EVENTS

For information about forthcoming events, see the village web site or the Moorhaven Gazette. Notices advertising events are usually posted at the entrance to the village and the bus shelter.

LOCAL SERVICES

SCHOOLS

The nearest local primary school is the Ugborough Primary School (about 2 miles). The nearest secondary school is the Ivybridge Community College (about 3 miles) which has a sixth form.

MOBILE LIBRARY

The Mobile Library comes to Moorhaven fortnightly on Mondays at 11 am, stopping at the fountain. Stopping time is only 15 minutes, so don't be late! Information line: 01548 852315.

REFUSE COLLECTION/RECYCLING

Refuse collection is usually on Thursdays for most houses in the village. Recycling of household waste began in Spring 2006 and is strictly controlled by the Council. Further details can be obtained directly from South Hams District Council.

There are recycling containers for glass, textiles and newspapers in the car park at the top of the village. The nearest public recycling depot is in Ivybridge (near the Westover Industrial estate on the Ermington road).

POST OFFICE

The nearest Post Office is at Wrangaton. Weekday opening times vary and it is not open at weekends. South Brent or Ivybridge Post Offices provide road tax etc. and fuller opening hours.

There is a posting box in the village on the main drive with a daily collection at 10 am.

DELIVERIES

There are newspaper deliveries to the village seven days a week by the Wrangaton Post Office and there are milk deliveries to the village by a Unigate agent.

BROADBAND

There is broadband internet availability in the village.

ACCESS/TRANSPORT

There is good access to Moorhaven by road, rail and air.

ROAD

Directions to Moorhaven by road:

FROM THE EAST:

Take the M5 leading to the A38 (The Devon Expressway) at Exeter, signposted to Plymouth:

After about 30 miles take the 'Wrangaton' exit signposted: "Ivybridge Park-and-Ride, Ugborough, Ermington, Bittaford etc":

Turn right at the end of the slip road to cross the A38, then immediately left at the "T" junction, signposted to Bittaford:

After 100 metres turn right up Green Lane, signposted to Moorhaven:

After 300 metres turn left at the cross roads:

After about one mile, turn right into Moorhaven Village, signposted "Moorhaven Village":

FROM THE WEST:

Leave the A38 at the Ivybridge turning:

Follow the Ivybridge by-pass and directions to Bittaford on the B3213 after 2 miles from Ivybridge turn left in Bittaford under the railway arch (not suitable for HGVs - see below) after half a mile turn left into Moorhaven Village:

For HGV's: continue for a mile beyond Bittaford on the B3213:

Turn left at Green Lane:

After 300 metres turn left at the cross roads:

After about one mile, turn right into Moorhaven Village, signposted "Moorhaven Village":

BUSES

First X80/X81 provide an approximately hourly service (two hours on Sundays) from:

Bittaford to Ivybridge, Plympton and Plymouth, and:

Bittaford to South Brent, Totnes, Paignton and Torquay

Stagecoach No. 39 provides a daily service (about 2 hourly):
Plymouth, Bittaford, South Brent, Buckfastleigh, Ashburton, Bovey Tracy, Exeter.

For timetable information Tel: 0870 608 2608

RAIL

From Ivybridge (3 miles):

Wessex Trains to Plymouth, Penzance, Totnes, Newton Abbot, Exeter, Bristol, Cardiff.

From Totnes (10 miles)

First Great Western Trains to Exeter, Bristol, London Paddington.

Virgin Trains to Exeter, Bristol, Birmingham, Preston, Glasgow and Edinburgh.

From Plymouth (13 miles)

First Great Western trains to Penzance, Exeter, Bristol, and London

Wessex trains to Penzance.

Virgin Trains to Exeter, Bristol, Birmingham, Preston, Glasgow and Edinburgh.

AIR

From Plymouth City Airport (12 miles): scheduled flights to London Gatwick

From Exeter International (29 miles): charter flights and scheduled flights by British European to Dublin, Guernsey and Jersey and various overseas destinations

From Bristol International (95 miles): scheduled flights by British Airways, British European EasyJet, KLM, Ryanair etc, and charter flights

RING AND RIDE SCHEME

Telephone 01752 690444 between 9am and 12 noon Monday to Friday. For elderly or disabled people who have difficulty with using public transport. Scheduled trips to Plymstock Broadway, Safeway Megastore and Plymouth City Centre - £2.20

IVYBRIDGE VOLUNTARY CAR SCHEME

Telephone 01752 690444 between 9am and 12 noon Monday to Friday. For elderly or disabled people who have difficulty with using public transport. Individual service by volunteer drivers for the purpose of hospital visits, doctors, dental and chiropody appointments - 38p per mile, minimum £1.50.

ADDENDUM 1

GROUNDS MAINTENANCE CONTRACT

GRASS AREAS

Shareholders lawns and communal areas will be cut on a weekly basis between March and October. Between November and February lawns will be cut as conditions dictate. Grass cuttings from hand-mown areas will be collected and disposed of following each cut. The edges of the grass areas around tree bases, fences, buildings etc. will be trimmed as necessary.

FORMAL BEDS

All formal beds will be maintained in a substantially weed free condition throughout the year, either by hand weeding and hoeing or spot treatment of weeds with herbicide. All beds will be dug over once during the winter months, with the inclusion of manure/fertiliser as necessary. The edges of all formal beds will be trimmed during the growing season and re-cut during the winter months where necessary.

PRUNING

All shrubs and bushes will be pruned at the appropriate time of year, depending upon the species. All pedestrian walkways and vehicle routes will be kept clear of overhanging foliage as appropriate.

TREES

Small trees will be pruned as appropriate and will have their stakes inspected and renewed as required. Large trees will be inspected from time to time and any work required will be reported to the Management Company. Major tree surgery is outside the scope of this specification.

HEDGES

All hedges will be cut during the growing season – see attached plan for details. The frequency of cutting will depend on the species. Hedges will be trimmed to maintain current line and

shape using mechanical hedge trimmer or hand shears as appropriate. All hedge trimmings will be collected and removed after cutting.

TENNIS COURTS

The tennis courts will be swept regularly and kept weed free as necessary.

BANKS – MAIN DRIVE, HIGHER YARD & MOORFIELDS

The banks will be strimmed and kept free of saplings twice annually.

RAINWATER GULLEYS

All gulleys will be cleared regularly to minimise blockages and maintain free drainage.

ROADS

Roads will be gritted and salted, when possible to maintain movement of vehicles during ivy weather.

UNDERGROUND SERVICE PASSAGEWAYS

Passageways will be inspected annually for leaks, corrosion, dry rot etc. Any defects discovered will be reported to the Management Company. Repairs to the service passageways are outside the scope of this specification.

COMPANY WALKWAYS, TV AERIAL BOXES etc.

All communal walkways and TV aerial boxes will be regularly maintained, as follows: All will be kept in good decorative order. Railings will be painted where necessary. Lighting will be inspected and re-lamped as required

WEED TREATMENT – HARD AREAS

Weed treatments will be applied, where necessary, but these works would be carried out within the guidelines of the Management Company's policy for the use of chemical treatments.

LEAF CLEARANCE

Leaves will be cleared periodically from grass areas, beds, roads and pathways during the Autumn. Once the leaves have

finished falling all areas will be cleared.

FIRE HYDRANT MAINTENANCE

All fire hydrants will be pressure tested annually during the winter months and will be painted as necessary.

COMMUNAL ORNAMENTAL PONDS

Communal ponds will be hand-cleared of debris as necessary throughout the year.

LITTER

All roads, pathways and general landscaping areas will be kept clean and free from litter on a regular basis. Village bins will also be emptied every week, or as necessary.

ADDENDUM 2

DRAINS POLICY

Policy for maintenance and repair of drainage within Moorhaven Village

PREAMBLE

The Management Company have experienced problems with the allocation of the cost of unblocking drains within the village and this document is intended to clarify the responsibilities of the Management Company and individual shareholders.

GENERAL DESCRIPTION

The drainage system within the village is a private system and comprises foul drainage (FW) and surface water drainage (SW). As the names imply, the FW drainage carries the dirty water discharge from kitchens, bathrooms, wcs, utility rooms, etc. and the SW drainage carries the discharge from roofs, roads, parking, etc. and is usually cleanish.

The drainage system is analogous to the trunk and branches of a tree with the trunk being the sewer which collects the discharge from the collector drains (large branches) and they in turn collect the discharge from the house drains (smaller branches).

The sewers generally run between buildings and discharge to the public sewer. The collector drains collect house drains within an area and generally run between buildings but in some cases are known to run beneath some houses.

The house drains run from each house and connect to the collector drains with either a manhole or a "Y" connection.

There may be more than one house drain connected to each house and they may have more than one manhole dependent upon the number of internal soil pipes and outlets within the house to be connected to the house drain.

Some houses may discharge their SW into private soakaways rather than to a collector drain or sewer. The SW drainage should be separate from the FW drainage and ultimately discharge into a watercourse however, in some cases, it may connect into the FW system.

DEFINITION OF RESPONSIBILITY

The Management Company will be responsible for:-

The Sewers and Collector drains and manholes on those elements.

Road gullies and SW drainage serving communal areas and communal buildings.

Individual shareholders will be responsible for:-

House drains solely serving the shareholder's property up to and including the point of connection to the collector drain.

Where more than one house or flat discharge into a common soil pipe within a building each household shall be equally responsible for the joint house drainage up to and including the point of connection to a collector drain or sewer.

SW soakaways situated within the curtilidge of the shareholder's property.

Any remedial work to any sewer, collector drain or house drain or manhole which arises from an action of the shareholder or his agent.

DEALING WITH PROBLEMS

If the problem is the responsibility of the shareholder(s), as defined above, then the shareholder(s) should arrange and pay for the work to be carried out.

If the problem is suspected to be the responsibility of the Management Company, as defined above, then it should be reported to the Administrator who will arrange the work to be carried out. If the problem is considered to be urgent, i.e. foul sewage arising to the surface of the ground, then the

Management Company should be expected to action the work within 24 hours of receipt of notice of the problem. If the Administrator cannot be contacted or the Management Company cannot react within 24 hours then the shareholder may arrange for the work to be carried out, pay for the work and submit the invoice to the Management Company for reimbursement.

If, when carrying out remedial work to a drain which is the responsibility of the Management Company, the problem is found to have been caused by a shareholder or his agent then an invoice for the cost of the remedial work will be submitted to the guilty shareholder.

If the Management Company carry out remedial work to a drain which is subsequently found to be the responsibility of a shareholder(s) then an invoice will be raised by the Management Company for the cost of the remedial work and will be submitted to the shareholder(s) responsible.

NOMINATED DRAIN CLEANING COMPANY

Metrorod is the preferred drain cleaning company. Please refer to the administrator for details.

ADDENDUM 3

A BRIEF HISTORY OF THE VILLAGE

Moorhaven was originally the Plymouth Asylum, built in response to a mental health act of the 1880's that required each major county and city to build an asylum for its own patients. J Hine and Odgers submitted the lowest tender of £25,900 and built the main buildings between 1886 and 1889. The hospital, designed to accommodate 203 patients, was formally opened by the mayor of Plymouth, J T Bond, in 1892. It included the main central buildings with the superintendent's house, lodges, mortuary, gasworks and various farm and maintenance buildings. It was constructed of brown locally quarried rubble stone with limestone quoins and brick window surrounds.

In 1908, the existing single story wings had an additional level added, this time in cavity brick construction. Moorfields was built in 1932 as about a dozen single storey brick wards with verandas to enable patients to sleep in the open air. The bakery, later to become the Pottery was built in 1937, the nurses home (now the Mansion) in 1942 and the Marshall clinic (now Moor Park) in 1955 to 1956.

The NHS took over the hospital in 1949. During the course of the next fifty years, considerable improvements in treatment were developed and a number of new buildings were erected for occupational therapy work.

A number of these buildings of inferior quality, for example war-time nissen huts which were used initially as a social club, then as industrial workshops, were demolished during the course of developing Moorhaven Village. The number of patients reached a maximum of over 720 in the 1950's with over 400 full-time and part-time staff, including seven full time ground staff. During this period several high stone walls were removed, and the gardens which had previously separated male and female patients were integrated to create the formal gardens of today.

During the 1980's, a decision was taken on a national basis

to dispose of most asylums. An early proposal to transform Moorhaven into a large settlement of about 350 homes with a new road link to the B3213 was rejected by Dartmoor National Park planners.

The hospital was put out to tender in December 1993. The successful bidders, Jonathan Mathys and Andrea Peacock, were responsible for developing the village that we know today, which retains the high quality and environment of the original Victorian concept. The development took about four years and was completed in 1994.