

Edge Development update



COUNTRYSIDE
Homes

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Keeping you updated

Welcome to the second development update for Edge, a newsletter that we will use to provide updates and information on progress across the development, next steps and what to expect.

About Edge

A superb collection of 1 to 3 bedroom apartments located on Manford Way, in the centre of Hainault. This contemporary and sustainably designed development will also seek to enhance existing community spaces, whilst creating sleek and modern new homes.

Edge is located less than a mile to both Hainault and Grange Hill Train Stations, which connects to London Liverpool Street in half an hour via the Central Line. The apartments are ideally placed adjacent to local facilities. The nearby Hainault Forest Country Park and Fairlop Waters offer an idyllic landscape to enjoy and explore.

Welcome to Edge!

Construction nearing completion

Works first started in Summer 2021, with the demolition of the existing buildings. Since then, the Countryside Homes team have been hard at work on the erection of the four, five, six and seven storey residential buildings, commercial and community floor space, and internal courtyard, basement car parking, cycle storage, refuse store, landscaping and associated works.

Summer 2024 saw the first occupations take place and will see the end of construction work. We want to take this opportunity to thank everyone for their patience whilst we worked with the NHBC, statutory and Local Authorities to allow this fantastic development to complete.

The Marketing Suite will remain open 5 days a week for the foreseeable future, so feel free to visit during opening hours or drop our sales team an enquiry online or call 020 4579 1852.

What's next?

- The first occupations took place at the end of June 2024 and will continue throughout the coming year. Due to the initial influx of occupations, we note that the bin stores have been overrun with recycling. As such, we will ensure these are cleared ahead of the weekly collections. Please ensure any recycling is separated and flattened before putting into the communal bins.
- The private central courtyard and play equipment completed in June 2024. A health & safety inspection was carried out prior to opening for residential use. We hope you enjoy the facilities, and please remember to treat this area with respect for all.
- The Public Open Space adjacent the development, known as Staggart Green, has been improved by Countryside in accordance with the S106 Planning agreement with the London Borough of Redbridge. This space is now available for public use and will be maintained by First Port.
- The first commercial unit will be handed over to Redbridge. Redbridge Council approached a number of organisations with the track record, skill set and capability to proactively utilise the Business Centre. Caramel Rock have been selected to be the Tenant of the Business Centre, located under Block A. Caramel Rock is a fashion and creative arts education charity based in Newham, London, providing training and opportunities. Caramel Rock work with young people, adults and vulnerable people to help them get back into fashion employment or training, by equipping them with the skills they need.

The tenants for the remaining commercial units will be determined at a later date.



Community

- Countryside Homes have paid over £1million pounds to London Borough of Redbridge and Mayor of London as part of the Community Infrastructure Levy!
- We have funded the reformation of Staggart Green to the value of over £90thousand pounds for public use.
- We have funded CoWheels to keep a Car Club vehicle on site to promote sustainable travel. We are providing all residents with three years free membership to the Car Club, plus there is also the option to claim a £50 voucher bike credit per household.

Managing Agent

- The Management Company, EDGE, MANFORD WAY MANAGEMENT COMPANY LIMITED (Company Number 15270960) has been set up with Companies House on behalf of the residents of the development.
- First Port have been appointed as Managing Agent on behalf of the Edge Management Company.
- FirstPort is the UK's largest residential Property Manager. They understand that a residential property is more than just bricks and mortar to the people who live there. It's your home, and you expect the highest possible standards of property service, at the most cost-effective price.
- As well as the planning obligations in relation to Public Realm, the Managing Agent will be responsible for various items such as grounds and general maintenance, insurances, utilities, security and CCTV, play equipment, plant and machinery, inspections and reserves.
- The handover of external and internal areas will happen in stages, albeit all of which will be handed over by the end of Spring.
- The first annual charge will be collected by your solicitor. Funds will be held in a specific First Port account. The annual service charge estimates will be reconciled at the end of each year and the new budget sent to all users. If you have any queries, please get in touch with First Port via help@firstport.co.uk or their website.

