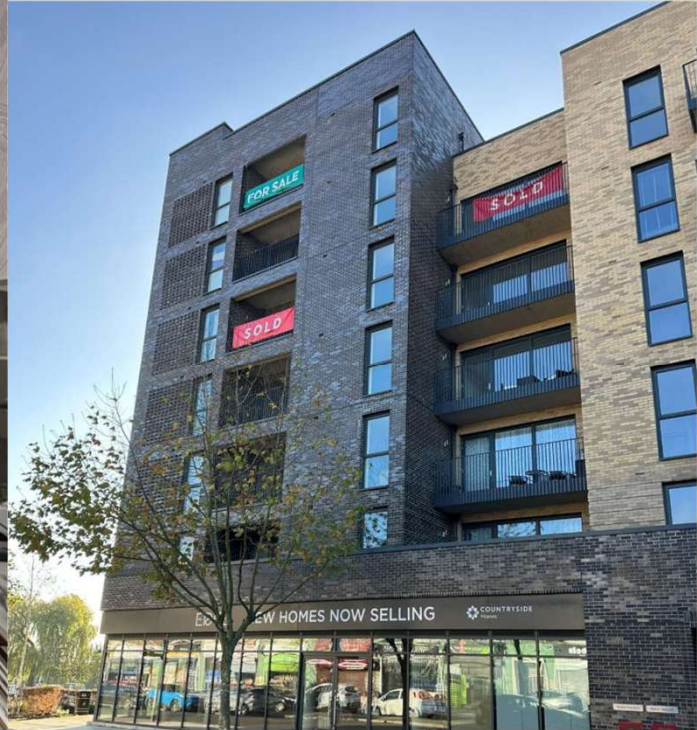


Edge Development update



COUNTRYSIDE
Homes

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Keeping you updated

Welcome to the seventh 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 Complete

Works first started in 2021, with the demolition of the existing buildings. Countryside Partnerships delivered the erection of the four, five, six and seven storey residential buildings, commercial and community floor space, internal courtyard, basement car parking, cycle and refuse stores, landscaping and associated works.

2024 saw the first occupations take place, and the development is now over 85% occupied, with final occupations to take place during 2026.

The commercial units have been sold and works will be underway with intent to be operational in 2026. A planning application has been submitted by the Commercial Unit freeholder to reconfigure the layout of units 3 & 4 for a potential gym. Countryside are not responsible for this application; however, we fully support the proposal if all planning and building regulations are approved.

The Marketing Suite will remain open 7 days a week, so feel free to visit during opening hours or drop our sales team an enquiry online or call 020 4579 1852.

What's next?

- Occupations began in 2024 and will continue through 2026. Early move-ins highlighted the importance of separating and flattening all recycling before using the communal bins. For further guidance, please visit the Council's website.
- The private central courtyard, play equipment, and the adjacent Public Open Space (Staggart Green) have been upgraded by Countryside under the S106 agreement with the London Borough of Redbridge. These areas are open for public use and will be maintained by First Port. Please enjoy the facilities and help keep them in good condition for everyone.
- Commercial Unit 1 is currently used as the Sales Office and will be handed over to Redbridge in 2026. After approaching several organisations, Redbridge selected Caramel Rock, a Newham-based fashion and creative arts education charity, to operate the Business Centre beneath Block A. They support young people, adults, and vulnerable individuals in gaining skills and access to fashion-related training and employment.
- Commercial units 2-4 are owned by a third party, they will refit the units ready for opening in 2026. A planning proposal has been submitted to reconfigure Units 3 and 4 for a future gym. Countryside supports this use, as we believe it will be a welcome addition for local residents. We will share further updates as the process moves forward.
- The freehold of the Blocks at Edge will be transferred to the Residents Management Company at the appropriate time. This cannot be expediated due to the High-Rise nature of Block B, and therefore further information will be available in due course.



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. Please see your travel pack for information.

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 were appointed as Managing Agent on behalf of the Edge Management Company. They are happy to help with enquiries you may have.
- 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. The service charge budgets are reconciled at the end of each financial year and will be communicated with the you.
- 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, equipment inspections and reserves.
- 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 post-completion, please get in touch with First Port via help@firstport.co.uk or their website.