Edge Development update



Issue 6 | [Winter 25]



Keeping you updated

Welcome to the sixth 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 Summer 2021, with the demolition of the existing buildings. Countryside Partnerships have delivered 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.

2024 saw the first occupations take place, and the development is now over 70% occupied, with final occupations to take place during 2026.

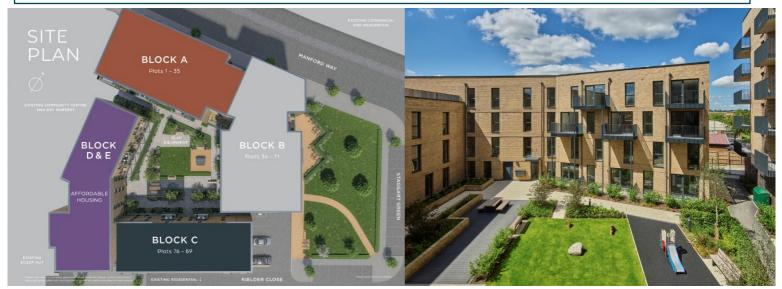
The commercial units have been sold and will shortly be underway for refit to be operational in 2026.

The entrance Lobby along Manford Way had a stylish makeover as a 'Thank You' from all of us at Countryside for choosing Edge as your new home.

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?

- The first occupations took in 2024 and will continue throughout to 2026. The initial influx of occupations demonstrated how important it is to ensure any recycling is separated and flattened before putting into the communal bins. If you have any questions, please refer to the Council's website.
- The private central courtyard and play equipment, and 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 outdoor space is available for public use and will be maintained by First Port. We hope you enjoy the facilities, and please remember to treat the areas with respect for all.
- Commercial unit 1 is currently being utilised as the Sales office. This will be handed over to Redbridge in 2026. Redbridge Council approached a number of organisations with the track record, skill set and capability to proactively utilise the Business Centre. Caramel Rock were 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.
- Commercial units 2-4 are owned by a third party, they will refit the units ready for opening in 2026. More information to follow!



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 at 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.