



Nether Edge  
LIVING

## Quarterly Newsletter 6

Alexandra Edward Osborne Union Victoria

NEMC Winter 2014/15

### A New Era

We would like to extend our thanks to all of you who have given us your positive feedback and encouragement with regard to the change in the way the development is managed. This was announced in November last year and came into effect on 1 January 2015.

The Board is looking for leaseholders who share our commitment to managing the development in the best interests of us all. If you are interested and would like to know more, please contact us at the NEMC email address below and we will contact you with further details.

### Christmas Quiz

This winter, instead of holding the 'bring and share' Christmas Social event that has been the pattern in previous years, it was decided to revive the Quiz Nights that were popular in the past. So in early December a Christmas Quiz Night was held. It was a most enjoyable event, with some very hard questions to challenge our brains, and also an excellent hotpot supper, cooked and served by Debbie and Carl Shaw, who kindly put their professional expertise at our disposal.

Debbie and Carl did a wonderful job, as they not only

organised the food, sourcing and shopping as well as cooking, but also provided the quiz questions, arranged and decorated the room and did most of the organising of prizes. We are very grateful to them for their hard work, and not least to Carl who also baked absolutely delicious mince pies for dessert! All those present expressed the hope that the event might be repeated before too long, so watch this space for information about a future quiz night – maybe later in the spring?

### NETHER EDGE AREA UPDATE

Whilst there have been very few recent security issues on the development over the last four months, several vehicle break-ins and burglaries throughout the wider Nether Edge area have been reported to the Police.

Our local PCSO has advised us of 12 vehicle break-ins including several on Hunter House Road, Chelsea Road and Cherry Tree Road and one on-site in Victoria Court. Four burglaries have been reported from Osborne Road, Brincliffe Edge Close and several other local roads.

Please help keep crime down on the development by not leaving any valuable items on show in your vehicle and ensuring it is securely locked.

### Site Speed Limit

Last October, we appealed to everyone to help keep the site a safer environment by not driving along site roads at inappropriate speeds. However, vehicles and their registration numbers are still being reported to

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us as several leaseholders persist in driving too fast along particular stretches of road.

The importance of restricting the speed limit around the development is obviously to help prevent accidents and serious injury. We have therefore considered the requests we have received from some leaseholders and decided to introduce a site speed limit of -

#### **10 MPH SITE SPEED LIMIT**

This will apply with immediate effect for all on-site vehicle traffic. Appropriate signage is being sourced and will be attached to the main entrance gates as soon as possible. In the meantime, please can we ask everyone to respect the decision that has been made for the safety of all residents and visitors. If you become aware of drivers regularly ignoring this, please let us know.

We do not wish to have to consider further and more expensive methods of speed restrictions, as this will cost us all through the service

charge. The vast majority of us already drive at an acceptable speed and so we hope you will support this new policy, which is aimed at the small minority who choose to put the rest of us at risk through inconsiderate driving.

Please drive slowly.



#### **MBE News**

Congratulations to **Steve Perrin**, a resident of Osborne Mews, who has been awarded an MBE in the Queen's 2014 New Year's Honours List for his services to the cinema industry. Steve is one of the UK's most well-known and internationally respected film industry players and recently, has led successful efforts - through the UK Digital Funding Partnership - to enable a wide range of smaller UK operators to convert their cinemas to digital technology. Well done Steve and enjoy your visit to Buckingham Palace.

#### **CONFUSED? WHAT DO I PAY? WHO DO I PAY?**

If you have not been a leaseholder before and have not lived on a managed estate, you may be slightly confused about the payments you have to make each year. These are as follows:

##### **GROUND RENT**

Ground rent is paid each year in advance to the Landlord (Wallace Estates) and is due on 1 January. The amount is stated in your lease; it is currently £100. It is collected on the Landlord's behalf by Simarc, who will send you a request for payment each November, either by post or email (your choice). You are strongly advised to pay on time as late payment attracts a heavy penalty.

##### **SERVICE CHARGE**

The service charge essentially covers the costs and expenses incurred by NEMC in managing the estate and the first payment is due on 1 January annually. A budget is drawn up each year and published on our website. The service charge is calculated to enable the estimated outgoings for the following year to be met.

The service charge demand also includes insurance cover, which is arranged by NEMC on behalf of the Landlord; individual leaseholders cannot arrange their own buildings insurance. Leaseholders need to arrange their own contents insurance cover.

You should pay your service charge to NEMC. All leaseholders will be sent a demand in December for the following year, with the option of paying in advance yearly, bi-annually, quarterly or monthly by standing order. Monthly standing orders should be set up for a payment date no later than 20th of the month. A breach of lease covenant administration fee may be applied for late payment.

Questions about payments should be addressed to the Accounts team at:

[accounts@netheredgeliving.co.uk](mailto:accounts@netheredgeliving.co.uk)



### Showering

A reminder to users of the pool, spa and sauna to remember to shower before entering the water and again when moving from one facility to another. Personal care products such as make-up, sunscreen, perfume, deodorant and many other everyday products can adversely affect water quality. Showering also helps to reduce the frequency of backwashing, which has to be done on a regular basis to maintain pool water quality. Any reduction in backwashing frequency will ultimately help to reduce costs for us all.

### Winter Weather

We'd like to express our gratitude for the prompt and effective action of the staff and our gardening contractor, Neville, and his team who have been out gritting and clearing the snow over the last month. We are also grateful to those residents who have cleared snow in Osborne Mews, Kingswood front and from Muxlow block right down to Osborne Road, and other areas too. Thank you to everyone involved. Your efforts are really appreciated.

The exceptionally strong winds last month caused some site damage: a section of guttering was blown off Sheaf 1 roof and a strip of lead from Kingswood block roof. Please report any storm damage affecting communal property or apartment blocks to the Estates Office.



### Housekeeping

#### Reception

If you have small items to leave at the Estates Office, and a member of staff is not available, please can we ask that they are placed in the comments post box on the reception desk rather than left on the counter or printer. The post box is checked daily.

#### USEFUL SITE CONTACTS

##### THE ESTATES OFFICE

[estatesoffice@netheredgeliving.co.uk](mailto:estatesoffice@netheredgeliving.co.uk)

~ 0114 258 2612

~ 07903 465 362

##### SERVICE CHARGE QUERIES

[accounts@netheredgeliving.co.uk](mailto:accounts@netheredgeliving.co.uk)

##### NEMC BOARD

[nemcboard@outlook.com](mailto:nemcboard@outlook.com)

##### NETHER EDGE LIVING WEBSITE

[www.netheredgeliving.co.uk](http://www.netheredgeliving.co.uk)

### Entrance Gates

Some residents are forcing the entrance gates open rather than informing the Estates Office when the gates are stuck. This can potentially cause thousands of pounds worth of damage, which may be charged to individual leaseholders responsible.

**Nether Edge Management Co Ltd**

**January 2015**

#### 'Crocodile Igloo'

Victoria Court  
29 January 2015