



OCTOBER 2015

THANK YOU TO THOSE OF you who attended the Annual General Meeting, which took place on 15th September 2015. We would also like to thank our specialist business advisors gvt Ltd and Lupton Fawcett solicitors for attending as well. Similar to 2014's AGM, it was a short meeting with the opportunity for an informal chat afterwards.

Two directors stood down having reached the end of their term and we would like to express our gratitude to Norma Davies and Pauline Miller for their invaluable contributions throughout their time on the Board.

Two new directors have recently been appointed – Alison Tate and Andrew Grant, who we are very pleased to welcome aboard. We are always looking for new people to get involved and would welcome the opportunity to meet with any leaseholder for an informal chat about what being a Director of NEMC entails. Please contact us at the usual email address or leave your details with one of the members of the Facilities Team and we will get back to you.

Quarterly Newsletter of Nether Edge Management Co Ltd.

Contact:
nemcboard@outlook.com
October 2015

2016 SERVICE CHARGE

The 2016 service charge demands will be sent to all leaseholders the week commencing 30th November. With 187 properties on site, this will generate much unnecessary paper usage and incur a substantial cost if these are all sent out by post. If you are happy for your service charge demand to be sent to you by email, please complete the **CONSENT TO RECEIVE COMMUNICATIONS BY EMAIL** form recently circulated or complete the copy of the consent form below. You can either return the completed form to us by email or hand it in at the Estates Office. The more consent forms returned, the greater our financial and ecological savings.

The 2016 budget and explanatory notes will be made available on the website as usual at www.netheredgeliving.co.uk

If you require a username or password reminder please ask a member of the Facilities Team.

All outstanding service charges relating to 2015 must be cleared from your account before 31st December 2015. If you would like an up-to-date statement of account please contact: accounts@netheredgeliving.co.uk



BUILDINGS INSURANCE

Next year the procedure for making a claim under the communal buildings insurance policy will be revised slightly. All insurance documents will be available on the website for you to familiarise yourself with and if you have any difficulty accessing these documents, please contact the Estates Office.

At the time of writing, we are still awaiting the 2016 renewal quote but we are expecting the 1st November increase in Insurance Premium Tax from 6% to 9.5% to affect the figure.

PROPERTY ALTERATIONS

A new application form and guidance notes to make it simpler to request written consent from the management company (NEMC Ltd) to make changes to your property has recently been introduced. Under the terms of your lease, some internal and external changes you may wish to consider making require formal approval from NEMC Ltd; the landlord, via their agent Simarc Ltd and may additionally require planning permission and/or Building Control approval, depending on the nature of the proposed work. Nether Edge is also a Conservation Area with much of our development subject to an Article 4 Direction, which further restricts what work may be done without the necessary consents.

If you are considering making alterations to your property and you are in any doubt as to whether or not you need to obtain written consent, please contact us or the Estates Office for further guidance before any work is started. There is also a useful section on our website, 'Making Changes to your Property' and the relevant section of your lease also provides clear guidance.

Requests for management company approval received before the 31st of the month will be placed on the agenda for the following month's board meeting, which is usually the first week of the month.

PARKING

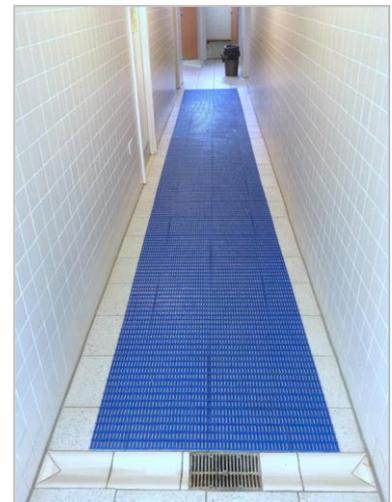
Fewer parking notices have been issued month on month with just occasional instances of inconsiderate parking. Blocking pavements and

bins stores are the main transgressions. All footpaths and bin store areas should be kept free of vehicles at all times – both day and night please. During weekdays, between the hours of 5.00pm to 8.00am the following day, the Flockton House car park at the Union Drive entrance is available for use on the condition that your vehicle is removed before 8.00am. It may also be used on Saturdays, Sundays and Bank Holidays.

LEISURE SUITE

You may have noticed the new anti slip swimming pool matting in the locker area and a replacement mat leading from the changing area to poolside. The old one had become very worn and split and a potential trip hazard. Poolside lighting is gradually being replaced with low energy LED daylight bulbs helping to reduce electricity costs.

Work is due to start this month on the repainting of the Leisure Suite staircase, which is showing signs of rust at each side of the treads. The ceiling tiles in the showers are also due to be replaced.



POOLSIDE BEHAVIOUR

Please may we remind all residents that when bringing children to use the leisure facilities you are wholly responsible for their behaviour and for ensuring the Leisure Suite rules are adhered to:

- STRICTLY NO UNDER 16S IN OR AROUND THE SPA JACUZZI.
- NO RUNNING, JUMPING OR DIVING IS ALLOWED.
- POOL INFLATABLES AND FLOATS WILL BE PROVIDED BY FACILITIES STAFF AT QUIET TIMES ONLY.

The Facilities Team reserve the right to ask you to leave the facilities if any of the rules are breached. The rules are there for everybody's health and safety and continued enjoyment.

GROUNDS

The Council has given consent allowing us to cut back the horse chestnut tree towards the bottom of Osborne Walk path. The tree has become dangerous to residents and passers-by due to the falling spiky conker husks. Work to cut back the branches is due to start shortly.

We would like to assure anyone who may have mistaken the newly sown wild flowers, next to Osborne Mews gates, for weeds, that the area is being planted up as a wild flower garden. It is rather patchy at the moment but we have asked our gardening contractor to look at improving it over the next few months.

A polite reminder to dog owners to request that your dogs are kept on a lead whilst within the grounds and exercised away from properties, out of the development. We have received a few complaints relating to this and dog mess, and would like to remind owners to whom this applies, to take full responsibility for their dogs.

BIN STORE IMPROVEMENTS

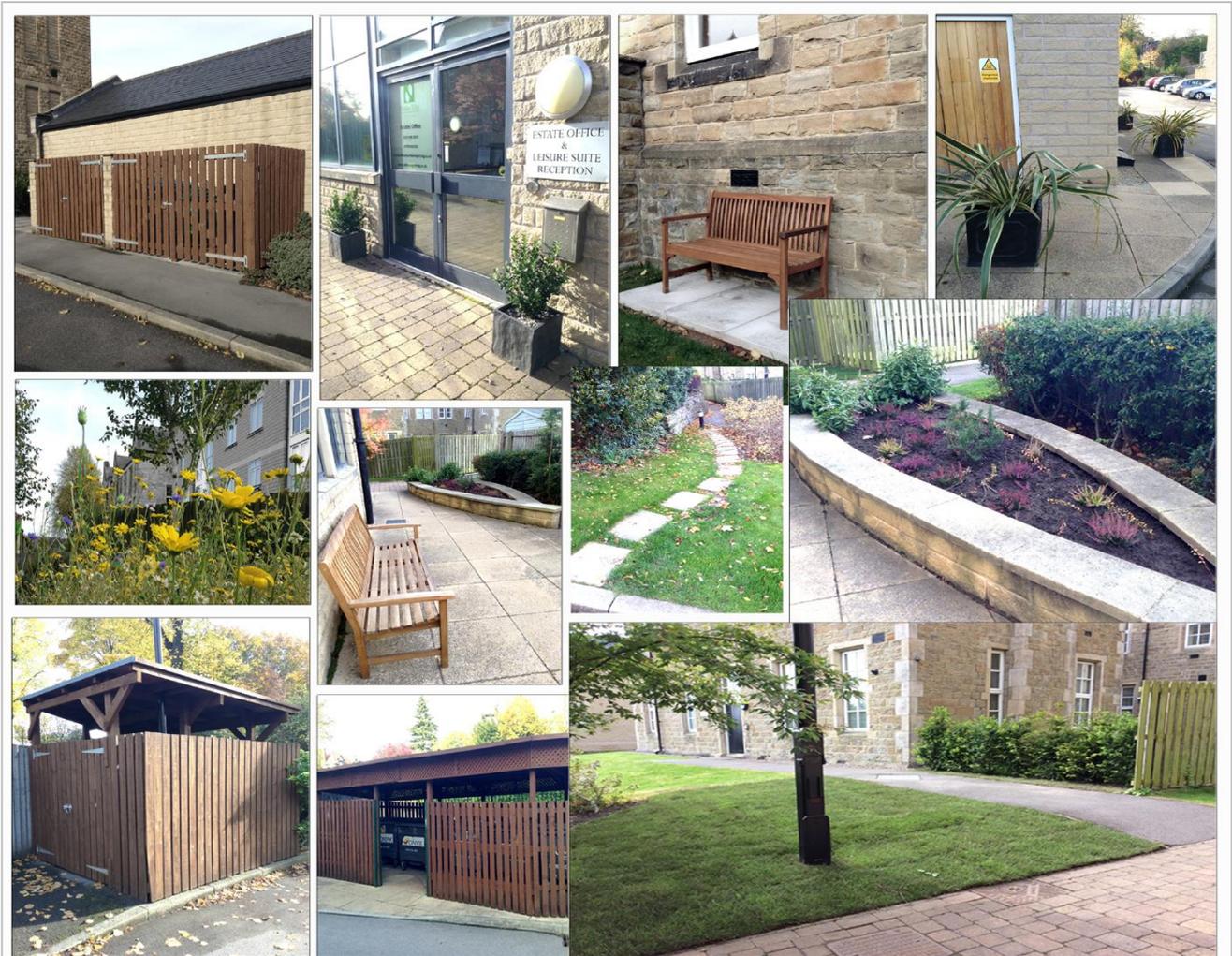
Several of the communal bin stores around the site have recently been improved. The Osborne Mews store has been smartened up with a new coat of preservative stain; a new bin store to house the recycling bins in Victoria Court is now completed and the Peveril store has been fitted with a roof and gates and fully restrained.

We are also obtaining quotes for jet washing all the large communal bins, as some of them are looking decidedly dirty.

The collage features some of the improvements to the gardens and grounds that have been achieved this year and which help to maintain the well-looked after appearance of our development, one that people who visit for the first time often comment on. Thank you for helping us to keep it this way.

Nether Edge Management Co Ltd

DON'T FORGET - BULB PLANTING MORNING – THIS SATURDAY, 7 NOVEMBER, 9.30AM AT THE ESTATES OFFICE. ALL WELCOME ESPECIALLY FAMILIES.





Nether Edge Management Company Limited

CONSENT TO RECEIVE COMMUNICATIONS BY EMAIL

As a leaseholder you must provide consent in order to receive service charge demands via email.

This consent form will allow NEMC to send you service charge demands, meeting notices, statements, and other information regarding Nether Edge by email.

Before completing this consent form please review and be aware of the following:

1. You are not required to complete this form. You may request that service charge demands be sent to you via regular mail and by not returning this form it will be assumed that you still require them to be sent via regular mail.
2. You have the right to withdraw your written consent at any time after returning this form by providing written notice that you are withdrawing your consent relative to receiving communications by email.
3. Consenting to receiving communication by email requires that you have access to a computer, have a current email account in your name, and have provided your current email address to NEMC – via the estates office:

estatesoffice@netheredgeliving.co.uk

The below leaseholder has read and understands the foregoing, and hereby provides this un-revoked consent to receive and send information, including but not necessarily limited to service charge demands, meeting notices and other information regarding Nether Edge, via email, until such time as this consent is revoked in writing.

NAME:

DATE:

PROPERTY DETAILS:

CORRESPONDENCE ADDRESS:

PHONE NUMBER:

EMAIL:

Please return this form to Simone Fenton-Jarvis at: simone.jarvis@netheredgeliving.co.uk or hand in to the estates office.