



NEMC Spring 2016

MAY 2016

SPRING HAS BEEN a busy time in Nether Edge, and we're sure you'll have seen a lot of activity around the site as the Facilities Team and Board of Directors have worked hard to keep the development running smoothly.

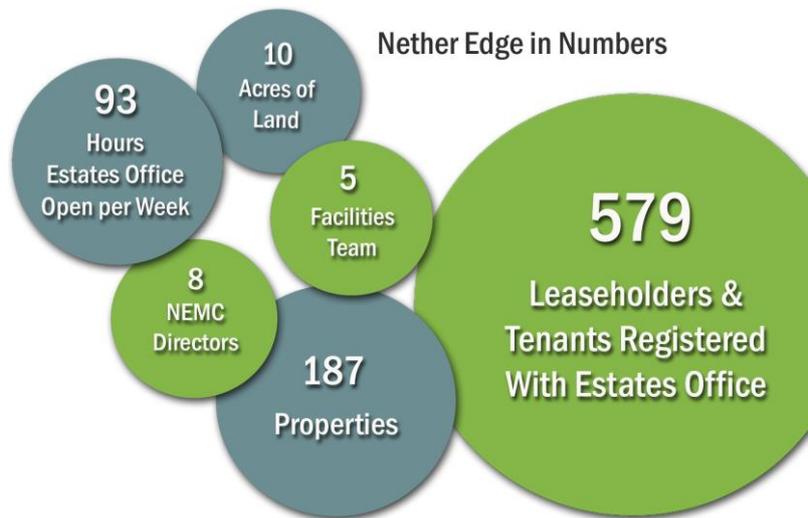
The staffing structure has been amended with Aislinn and Matt now full-time members of staff. Jordan no longer works for the company and we wish him well for the future.

As well as the day-to-day maintenance of the estate and leisure suite, a number of other projects have been completed which include –

- ~ Major upgrade of the CCTV system.
- ~ Upgrade of fire alarm systems in Sheaf 2 & 3.
- ~ Upgrade of external lighting in Alexandra Gardens, Union Drive, Osborne Mews, and Edward Place.
- ~ External redecoration of the Muxlow block.
- ~ Internal redecoration of the leisure suite staircase.
- ~ Brass coin-return locks fitted to the lockers in the leisure suite, to overcome the problems with rust.

- ~ Statutory annual emergency light tests have been completed in all blocks and the leisure suite.
- ~ All site risk assessments have been reviewed.
- ~ Security Policy updated – see below for details.
- ~ Environmental Policy updated – soon to be added to the website.

Nether Edge in Numbers



- ~ New rubber seals fitted to leisure suite internal doors to reduce condensation in reception.
- ~ Annual legionella prevention works completed - chlorination of the water system and tanks.
- ~ Intruder alarm fitted to the leisure suite.
- ~ Fire risk assessments have been carried out on all blocks and the leisure suite.

The Facilities Team and the Board of Directors are committed to making life in Nether Edge as pleasant and secure as possible but there are a few things that all residents can do to help –

- ❖ The area that continues to generate the most complaints is **parking**, so please remember not to park anywhere other than in designated marked spaces; not to occupy visitors' spaces for long periods of time; and not to store untaxed or unroadworthy vehicles on the site.

Quarterly Newsletter of Nether Edge Management Co Ltd.

Contact: nemcboard@outlook.com

April 2016

- ❖ A reminder that children are welcome to play in the grounds but please remember that **balls are not allowed** anywhere on-site to avoid damage to communal property, gardens and residents' cars; we are having to spend money on repairing ball-damaged lighting bollards and shrubs.

Please also ensure bikes are not ridden on the lawns.

These conditions are not something the management company has decided on; they are conditions under the terms of the lease:

Part III

Tenant's covenants with Landlord and Management Company enforceable by tenants of other Houses or Flats

17. Not to use nor permit or suffer to be used the grounds at the Building and the Estate for the playing of any games nor permit any children to play in the Estate Communal Areas save for any designated play area

Incidentally, one of the covenants in the Agreement between Sheffield City Council and Gleasons, was that Gleasons were to donate a sizeable sum of money to be used towards the enhancement of children's play facilities and recreation space at the near-by Chelsea Park.

- ❖ Please remember not to store anything in the communal areas within any of the blocks—this is vital for everyone's safety in the event of a fire.
- ❖ Please do not ever attempt to force a gate open—if one gets stuck, please follow the procedure on the EMERGENCY CONTACT page on the Nether Edge Living website (<http://netheredgeliving.co.uk>). This could have avoided the cost and inconvenience of seven engineer call-outs in 2015 alone!

Please see the gates Technical Note below for further details.



Nether Edge Management Co Ltd

EXERCISE PROGRAMMES AND CLASSES

The leisure suite is one of the most valuable resources on the site, and to make sure that all residents have the opportunity to take full advantage, the Facilities Team is happy to offer a refresher or induction session in the gym.

A personalised exercise programme can also be written for anyone who has completed an induction. To book a time slot with Matt, free of charge, please email:

estatesoffice@netheredgeliving.co.uk

Exercise Classes:

- Monday 6.00-6.45pm BoxFit £4 with Matt - booking only
- Monday 7.15-9.00pm Yoga £5 with Zoe - just turn up
- Tuesday 6.45-7.30am circuit training £4 with Matt - booking only
- Wednesday 10.30-11.30am Yoga £5 with Zoe - just turn up
- Wednesday 6.00-7.00pm Dynamic Yoga £4 with Angelina - booking only

Please email Simone if there are any other classes you would like us to try and set-up and your preferred days / times, if the current timetable doesn't suit you.

DID YOU KNOW?

The **EMERGENCY CONTACT** page on the Nether Edge Living website gives details of the numbers / organisations to call in the event of a gas leak, gate failure etc., and can be accessed without logging in via the CONTACT tab.

The estates office keeps a list of **recommended contractors**, which can be very useful for any residents who are considering maintenance or improvement work to their properties.

Our website <http://netheredgeliving.co.uk> is an excellent source of useful information about the development, as well as containing interesting details such as photographs of the site as it was converted from its former use as a hospital.

TECHNICAL NOTE - VEHICULAR GATES

Legislation:

The legal position is that powered gate systems are considered to be “machinery”. This means that, by law, vehicular gates must comply with the European Machinery Directive (2006/42/EC), the Directive’s Essential Health

“Girl aged five killed by sliding electric gate at residents’ car park”
The Guardian - 5th July 2010

“Second girl killed by automatic gate in a week”
Daily Telegraph - 15th Sept 2010

“Mother devastated after gates crush child, 6”
The Independent - 30 June 2010

“Electric gate crushes girl to death”
Daily Mirror - 15th Sept 2010

“A BOY of seven was crushed as he narrowly escaped becoming the THIRD child to be killed by an electric gate.”
The Sun - 19th Jul 2010

“Boy’s head trapped in school’s electric gates”
Bournemouth Echo - 14th September 2010

and Safety Requirements, be CE marked and accompanied by a Declaration of Conformity. The HSE has lead responsibility for enforcement of this legislation, which has been transposed into UK law as the Supply of Machinery (Safety) Regulations 2008.

The responsibility for complying with the law rests with the responsible person through risk assessment. Gates that are in general use by the public and residents are considered high risk and the HSE advises that in addition to limiting the force of the gates that additional safety measures are required as follows:

- ~ Electrically powered gates must be force tested to ensure that the forces generated by the gate when meeting a person or an obstacle is limited and they don’t exceed the values specified in the legislation.
- ~ Forces should be periodically re-measured and checked as part of the planned preventative maintenance schedule for the gates.
- ~ Pressure sensitive strips should be on the closing edges.
- ~ Photoelectric sensing devices should be fitted where the risk assessment identifies the gate as high risk in that it is operating automatically in a public place where children and other members of the public may be present.

- After the death of two children in 2010, the Health and Safety Executive [HSE] issued three safety notices about electrically powered gates.
- The following gates are classed as high risk gates: where children use them, it is not possible to instruct users, they are used by the public in high numbers.
- Regular risk assessments of existing gates by competent persons are required.
- Planned preventative maintenance of gates by competent persons should be in place for electrically powered gates.

What are the knock-on effects of this for you as a leaseholder?

Cost: Upgrading the gates has cost in excess of £20,000 over the last 3 years.

Reliability: The amplitude of Health and Safety aspects has meant that the slightest glitch causes the gates to fail. As the legislation was only enforced in 2011, the engineering of the parts (mostly from Germany) is yet to advance to a level where the glitches are minimised and due to the legislation being rushed through the parts were not field tested like they usually would be. The companies are therefore relying on feedback to fix faults/glitches with the said health and safety features.

What can you do to help?

Ensure your visitors and delivery vehicles are aware of the procedure to enter and exit the development.

Report faults as soon as possible.

If the gate doesn’t open after entering the code, wait 30 seconds before trying again. If the gate still doesn’t open, park off-site and report the fault to the Estates Office.

Do not try and force the gates under any circumstances.

Simone Fenton-Jarvis BSc CMBIFM AMISPE, Head of Facilities Management

SECURITY POLICY

Objective:

To maintain a safe environment and encourage the perception that the site is well protected; whilst appreciating that total security can never be fully achieved.

Methods:

- Personal responsibility:
- The most effective cost free way of reducing crime, particularly thefts from vehicles, is by not leaving any items on view and ensuring vehicles are always left locked and secure.
- Residents should ensure garages and sheds are always locked with the most suitable locks and leave nothing outside that can be taken.
- Seasonal crime prevention leaflets will be available offering advice and a 50 page crime prevention equipment catalogue is available in the leisure suite office.
- Residents will be regularly updated on various security matters and local crime statistics via the resident website and quarterly newsletter, from local police sources.
- Residents are also advised to report all incidents of crime, to police and to Facilities staff within 24 hours so CCTV can be checked.

CCTV:

- The system has been totally updated and upgraded along with the lighting and will continue to be so, according to budget.
- The CCTV system is inspected daily and maintained at regular intervals.
- Any suspicious movements of persons or vehicles seen around the estate should also be reported to the Estates Office so it can be verified by CCTV.

Leisure Suite:

- The intruder alarm system has been upgraded and a CCTV entry system introduced to the reception to provide extra security for Facilities staff and residents.

Gates:

- The main gates entry code will be changed every 12 months.

Further Actions:

- The policy will be reviewed regularly and the effectiveness of it, by the Board, to ensure continuity and to maintain site security.
- NEMC will continue to work with South Yorkshire Police and Neighbourhood Watch.

The Engraved Stone is located at the entrance to the main Kingswood building.

Nether Edge Management Co Ltd
May 2016