

December 2017



As the days grow shorter and we approach the end of another year – where did the time go? – it seems like a good opportunity to look back at an eventful twelve months in Nether Edge, and to take a glimpse at some of what may be in store for 2018...

One of the main areas of change during the year was the Facilities team. We welcomed Tracey Baker on board as Facilities Manager on 15th May, and since then she's had a major impact on the development with a series of initiatives designed to increase efficiency and cost-effectiveness throughout the site. Here's an overview of some of her work:

Summary of work undertaken since June

- Communal block inspections are now completed in real time and saved via a cloud based app called I-Auditor.
- Main pool plant control panel – upgraded and replaced.
- Dealt with the back log maintenance on roofs, gutters and drains
- Reviewed main contractors – we have a new pool /spa contractor Sterling Hydro from Chesterfield and drain maintenance for Environmental Drain Services, to name two.
- Employed an electrician on to the estates team – 4 hours per week.
- Reviewed and upgraded various compliance areas such as Fire Risk, Legionella, and staff training
- Employed new team members, Gemma Hewitt, Alex Barnett & Sam Wilkinson.
- Carrying out deep cleaning of leisure suite in house no longer using external contractors.
- Changed various suppliers to save money.
- Both sheaf 2 lifts have autodialer installed within lifts and are linked to a 24/7 call centre in case of emergency
- Investigated long standing presumption that the sub-station on Osborne Rd was delivering spikes of voltage affecting the lifts in Sheaf 2. Recording units fitted by Northern Power found there to be no issues.
- Upgraded communal block lighting by installing LED lights – Cliffe (Nov) Edward (Nov/Dec) other blocks to follow in 2018.
- With the Head Gardener – Neville, purchased a motorised edging machine to keep the lawn edges neat and prevent grass encroaching on to the pavement (this has saved about 7 days of man hours!) And lots of residents have commentated how much neater it looks.
- Contracted a book keeper to improve and maintain financial processes.
- Contracted an accountant to provide oversight of financial records as and when required and at year end.

In mind for 2018

- Further overhaul of CCTV.
- Putting in maintenance contracts for Sheaf entrance doors, gutters and drains where most problems occur.
- Obtain quotes to expand the fire control panel / sounders to other blocks on site (currently in Sheaf 1,2,3 and Kingswood)
- Improve the gym facility (not upgraded since it opened over 15 years ago).
- Replace table tennis table.
- Continue with the installation of LED lighting both in communal blocks and external street lighting.
- Have more regular classes such as aquafit/ circuits/ pilates – based on requests from residents.
- Have qualified staff in the gym at published times.
- Consider how Nether Edge can accommodate the future demand for electric vehicles.
- Considering installing a Defib unit site in a bespoke box for the external wall of the Leisure Suite/Estate Office Reception



New recruits to the Estate team

Gemma Hewitt



Gemma joined the team in mid-October, you will see Gemma on duty Monday evenings, Tuesday mornings and Sunday afternoons.

Gemma told the newsletter: "I am originally from Durham but am currently living in Sheffield Hillsborough area with my partner. I made the big move approximately 4 months ago and have been working here ever since.

A little bit of information about me ... I graduated from Sheffield Hallam University in 2008 with a BA Hons in Education and Disability Studies, before and during my studies I worked in the Durham Marriott Hotel as a leisure attendant. While I was there I completed numerous leisure courses. These include NVQ level 2 in gym instructing, ASA level 1 swimming teaching assistant, water aerobic instructors and lifeguard courses. I spent approximately 6 years at the hotel of which I thoroughly enjoyed before moving and trying my hand at something new. After University I decided to travel and work. I started my journey working in America at a camp for children and adults with disabilities, from there I travelled across America for 3 months before continuing my journey on to Australia where I spent a year working and teaching in a preschool in the nation's capital ACT. My adventures continued and after travelling around Australia for 3 months, I moved on to New Zealand where I spent a year working as a childcare worker for the YMCA school and

holiday programmes. I decided I wasn't ready to go back to the cold weather in England, so I went on to working on the cruise ships based in Australia for 7 years first as a youth security officer before being quickly promoted to the role of ship security specialist designated and responsible for implementing, ensuring and enforcing company policy regarding behaviour onboard. My responsibilities centred mainly around the safety and security of all passengers and crew onboard, this involved dealing with many different incidents and investigations of alleged crimes. During my time at sea I have seen and explored many different places around the South Pacific including Fiji, New Caladonia, Vanautu, Samoa, Tonga, Cook Islands, Papa New Guinea and Indonesia. In my spare time I like to go swimming, walking, socialising with family and friends, eating out, going to the cinema, watching tv and travelling. When I am not working at Nether Edge I'm usually working at my second job at the NHS as a control room operative/ in the Security department."

Alex Barnett



Alex joined the team in mid-November; you will see him on duty Monday, Wednesday, Thursday and Sunday mornings.

Alex says: "I grew up locally in and around Ecclesall, having attended High Storrs school. I went on to study Applied Science at Longley Park College. I have a keen interest in Psychology and sciences and in my spare time I enjoying visiting the Peak District, local parks and the gym. I'm really proud to work at Nether Edge and I look forward to meeting you all at some point in the future".

Sam Wilkinson

Sam joined the team too recently for his photo to be available when we went to press, but he did have time to tell the newsletter: "Let me introduce myself firstly by saying how excited I am to accept the role at Nether Edge Living. I have previously worked within a gym as a personal trainer and intend to bring my skills along to my new position. I shall be joining Nether Edge Living shortly before Christmas and moving forward into the new year. My passion lies within health and fitness which is something I intend to bring to my role at Nether Edge Living. Originally from the Doncaster area I moved to Sheffield in 2011 where I began my studies and have decided to continue living within the city centre. If you see me in the near future please say hello and introduce yourself, I look forward to meeting you all."



Nether Edge Needs You!

One thing that sets Nether Edge apart from other residential developments in Sheffield is that it doesn't depend on an external management company to keep things running. Instead, it is overseen by a board of volunteer directors drawn from amongst the leaseholders. This allows the development to be managed in the most efficient way, cutting out a whole layer of additional management costs, and ensuring key decisions are made by residents who have the best interests of the site at heart. However, to continue in this way – which benefits everyone by keeping our service charge low and quality of service high – we **urgently** need new volunteers to join the board. No special qualifications are needed – the only requirement is that directors must be leaseholders – and the board functions in an extremely inclusive, non-confrontational way to reach a consensus on the issues that impact all our futures. This is how David Miles – our most recent volunteer – saw things when he joined the board:

A new member of the Board

I have lived on the Development for over 4 years and during this time I have been impressed by the consistent quality, availability and helpfulness of the Facilities Team recognising that they report to the Board. I have been very happy with the management of the leisure centre, the maintenance of the gardens, the pragmatic approach to parking and the constructive response when seeking approval for conversion of a shower room to a wet room needed when my wife was disabled following a stroke. Up to now my major disappointment has been the poor quality of the conversion and materials used in the transformation of the old hospital buildings leaving a costly legacy to individual householders and the Development as a whole.

I have learnt about the Board through these interactions and also by talking to neighbours who have been on the Board at sometime.

The above sets a backcloth against which I hope my time on the Board will be to maintain a high standard in all areas for which the Board is responsible. I am a believer in accountability to those who pay the management charges. Decisions of the Board should reflect the justifiable needs and aspirations of those who have an interest in the Development as property owners or tenants, including those with disabilities, always being conscious of keeping expenditure to a minimum. I will want to see transparency and fairness in Board decision making taking account of precedents and making the best use of the available resources. I look forward to joining a friendly and constructive team.

If you are interested in joining the board, please get in touch via
NEMCBoard@outlook.com

Looking back in time

The Nether Edge Neighbourhood Group has produced a new book, *Aspects of Nether Edge*, which gives a fascinating insight into our district's history. Long-term resident Nick Waite recently got his hands on a copy, and here are his thoughts:

Aspects of Nether Edge

Nether Edge Neighbourhood Group have produced many good books on the history of our area, but I think none better than "Aspects of Nether Edge", to be published in the next few weeks. The Editor has loaned me a pre-publication proof to read and I cannot praise it too highly. A total of thirteen local historians have laboured for months to produce twelve chapters, each devoted to a different aspect of local history. The results, fully illustrated with old photographs, maps and quotations from the local press, are both scholarly and fascinating to anyone with an interest in how Nether Edge came to be the diverse and exciting place it is today.

The accounts start when this was no more than a rural backwater with a few farms and local workers in small scale cutlery and tool making. Then the beginning of the enclosure of common land and large scale quarrying, followed by the planning and development of middle and lower middle class housing which over less than a century created the suburb we know today. Amongst the other topics covered in individual chapters are the histories of education, religion, sport and art, with specialist sections on Brincliffe Edge woodland and allotments, and the influence and scale of migration into our area.

For all residents of our estate, a main interest will be Kath Fry's description of life for the inmates of the Ecclesall Bierlow Workhouse which became Nether Edge Hospital where we all now live. Kath has looked at how and why the inmates were admitted, what their lives were like both before and during their time here, and asks the vexed question: was life here a "heaven" or a "hell"? Illustrated with individual examples and painstaking research, this account makes an ideal companion to the story first produced by Joan Flett's institutional history of Workhouse and Hospital published in 2002. Personally I was fascinated to compare the creation of a private and self-governing estate in the late Victorian period on Meadow Bank Avenue with what we and Gleesons have created here at the beginning of the 21st Century - I may well be the only person to have spent almost 50 years as a resident of both estates, as well as having an ancestor who died in the Workhouse in 1899!

*So I'm really pleased to recommend "Aspects" to all residents here. It is hoped to publish in time for sale at the next Farmers Market on 3rd December but certainly in good time for Christmas. The price is £11.95 and it is hoped to balance the books by repaying the costs of printing and on publication. Copies can now be ordered in advance of publication from john.austin1@btinternet.com or through me - payment only on delivery!
nick.waite@talktalk.net*

A note from our Head Gardener:

Every year after Christmas we arrange a date for residents to bring out the redundant fresh trees and we re cycle them. The idea started many years ago when the bin stores were bursting with the used trees and they were all over the place and becoming a nuisance.

It will take place again this year on Tuesday 10th Jan - please bring out the trees as usual and leave them just inside the entrance to the formal gardens on Alexandra so they are not in the way, and we will be there in the car park by the Tarmac area to cut them and take them away. Please note that this service is only for used live Christmas trees, though - not regular garden prunings etc.

And finally – a few reminders:

- Winter is coming (to coin a Game of Thrones phrase!) We have gritted for the first time this season, and all the car parks are gritted as temperatures start to hit freezing at night. We are awaiting a white salt delivery in the first week of December for paths and steps, as this makes much less mess when it gets wet and we have to consider the communal entrances and leisure suite in terms of dirt and grit being walked in during winter. This year we will be using up our brown/ red salt on roads/ gate ways and car parks and it will be replaced with the white stuff over the winter. As soon as the white rock salt arrives we will reinstate the mini salt bins at the top of steps, for those of you who live Sheaf 1, Cliffe, Peverill, Victoria and Kingswood .
- The grit bins on site are full to overflowing! There are scoops in place so if you ever feel you need extra salt for the roads or driveways you can always collect it from a grit bin.
- Stay safe on these cold nights and mornings and please also prepare your cars for winter travel.
- Please remember that if you arrange for any contractors to work on your behalf on site, you are responsible for ensuring that they leave all common areas in a clean and tidy condition.
- The area that generates the most complaints is parking, so please remember not to park anywhere other than in official spaces; not to occupy visitors' spaces for long periods of time; and not to store untaxed or unroadworthy vehicles on the site.
- Please don't allow children to play ball games in the site's formal gardens or car parks to avoid damage to communal property and residents' cars etc.
- 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.



ESTATE OFFICE & LEISURE FACILITY

Christmas/New Year Opening hours

Friday 22 December 2017 - 6.45am-1.30pm

Saturday 23 December 2017 - 8.00am-1.30pm

Sunday 24 December 2017 - 8.00am-1.30pm

Monday 25 December 2017 - Closed

Tuesday 26 December 2017 – Closed

Wednesday 27 - Friday 29 December - 6.45 am- 9.00pm

Saturday 30 December - 8.00am-7.00pm

Sunday 31 December 2017- 8.00am-1.30pm

Monday 1 January 2018 - Closed



EMERGENCY, OUT-OF-HOURS CONTACT INFORMATION:

GAS LEAKS: National Grid – 0800 111 999 and Dynalec – 0114 233 0414

ELECTRICAL ISSUES, LIFT FAILURE, WATER LEAKS, COMMUNAL FIRE ALARM ISSUES: CFM – 07468 462 929

A FIRE: Call 999 and report to CFM – 07468 462 929

OTHER COMMUNAL AREA EMERGENCIES: Emergencies due to any other defect within a communal area: CFM – 07468 462 929

MAIN GATE FAILURE: Synergy — 07815868741