

Edge Development update



COUNTRYSIDE
Homes

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Keeping you updated

Welcome to the third 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. Since then, the Countryside Partnerships team have been hard at work on 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.

Summer 2024 saw the first occupations take place, and the development is now over 50% occupied. The main build element complete at the end of 2024. There are ongoing remedial works which will complete in Q1 2025, and Countryside are working with the contracted trades and the Managing Agent to ensure all outstanding matters are resolved as soon as possible.

The Marketing Suite will remain open 5 days a week for the foreseeable future, 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 place at the end of June 2024 and will continue throughout the remainder of 2025. 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 the bin stores are left in an unkept manner, the Council will not be able to empty the bin stores.
- 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 space is now 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.
- The first commercial unit will be handed over to Redbridge in early 2025. Redbridge Council approached a number of organisations with the track record, skill set and capability to proactively utilise the Business Centre. Caramel Rock have been 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.
- The tenants for the remaining commercial units will be determined shortly, with likely handover of the units at the end of 2025.



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.

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 have been 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.
- 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.