

WATERCOLOUR NEWSLETTER

SUMMER 2025



SUMMERTIME

WELCOME TO THE SUMMER 2025
NEWSLETTER FOR WATERCOLOUR!

IN THIS SECOND EDITION, WE
BRING YOU THE LATEST UPDATES
AND DEVELOPMENT NEWS.

REGULAR UPDATES ARE ALSO
AVAILABLE ON THE WEBSITE:

[WWW.WATERCOLOUR
MANAGEMENTCOMPANY.CO.UK](http://WWW.WATERCOLOURMANAGEMENTCOMPANY.CO.UK)

SANDY PATHS

PROGRESS CONTINUES ON THE REPLACEMENT OF THE SANDY PATHS, WITH TENDER DOCUMENTS NOW RECEIVED AND DISCUSSIONS UNDERWAY WITH CONTRACTORS TO ENSURE THE BEST VALUE AND QUALITY OF SERVICE.

DUE TO THE CURRENT POOR CONDITION OF THE PATHWAYS - AND RAISED IRONWORKS AS A HEALTH AND SAFETY CONCERN - RESURFACING HAS BEEN PRIORITISED. THE BOARD IS COMMITTED TO DELIVERING THESE ESSENTIAL WORKS IN A COST-EFFECTIVE MANNER, WITH THE GOAL OF MINIMISING ANY IMPACT ON RESIDENTS AND KEEPING SERVICE CHARGE INCREASES TO A MINIMUM.



SUMMERTIME ON
WATERCOLOUR



PLAYGROUND

THE PLAYGROUND HAS BEEN TEMPORARILY CLOSED DUE TO ONGOING HEALTH AND SAFETY CONCERNS. THE REMAINING EQUIPMENT HAS NOW BEEN INSPECTED AND REPAIRED, ENSURING IT IS SAFE FOR USE.. AS PART OF THE IMPROVEMENTS, A NEW, MORE SECURE FENCE WILL ALSO BE INSTALLED TO REPLACE THE DAMAGED WOODEN ONE.

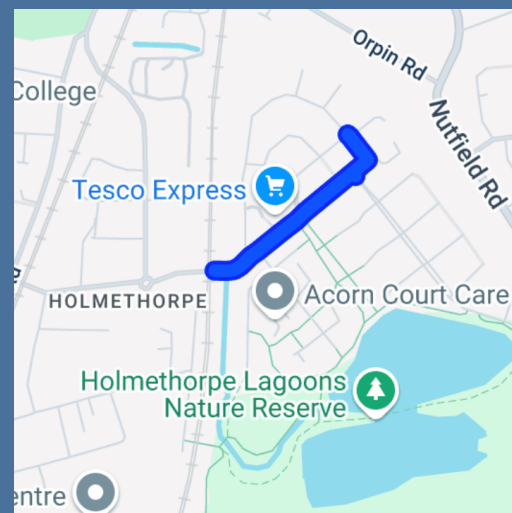
WE UNDERSTAND THAT THE CLOSURE HAS BEEN DISAPPOINTING FOR OUR YOUNGEST RESIDENTS AND WE APPRECIATE YOUR PATIENCE. PLEASE BE ASSURED THAT WE ARE WORKING HARD TO COMPLETE THE WORKS AS SOON AS POSSIBLE ESPECIALLY CONSIDERING THE SUMMER HOLIDAYS.

VIEWING PLATFORM

THE VIEWING PLATFORM ON HOLMESDALE AVENUE HAS BEEN REMOVED AS A SAFETY MEASURE, FOLLOWING ONGOING ISSUES WITH ANTI-SOCIAL BEHAVIOUR, LITTERING, AND INDIVIDUALS DANGEROUSLY JUMPING FROM THE STRUCTURE.

WHILE THE ORIGINAL PLAN WAS TO REDUCE THE SIZE OF THE PLATFORM, THE STRUCTURAL DESIGN MADE THIS UNFEASIBLE. AS A RESULT, THE PLATFORM HAS BEEN REMOVED BACK TO THE HEDGELINE, WHERE RESIDENTS CAN STILL ENJOY VIEWS ACROSS THE LAKE.

CANALSIDE ROAD RESURFACING



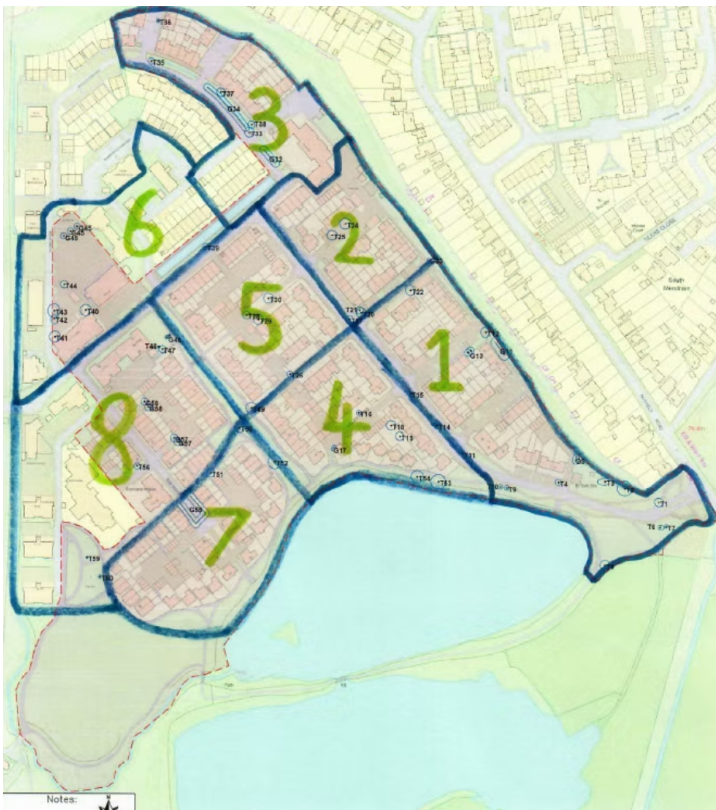
THE COUNCIL HAVE CONFIRMED ROAD RESURFACING WILL BE TAKING PLACE ON CANALSIDE FROM 31ST JULY - 2ND AUGUST 2025, 6PM - 2AM. WORKS WILL TAKE PLACE FROM THE BRIDGE THROUGH TO 102 CANALSIDE.

FLAT BLOCK REDECORATIONS

THE TENDER PROCESS FOR THE FLAT BLOCK REDECORATIONS HAS NOW BEEN COMPLETED AND PRICING IS CURRENTLY UNDER REVIEW. INITIAL DISCUSSIONS HAVE BEGUN REGARDING INTERNAL REDECORATION OF SELECTED BLOCKS, WITH PLANS TO ADDRESS EXTERNAL WORKS AT A LATER STAGE.

ACCOUNTS

THE DETAILS OF THE 2023 ACCOUNTS ARE CURRENTLY BEING FINALISED AND WILL BE CIRCULATED TO RESIDENTS AS SOON AS POSSIBLE, TOGETHER WITH THE ACCOUNTS FOR THE YEARS 2019 - 2022. SINCE THE FORMAL HANDOVER TO THE BOARD IN APRIL 2024, WE HAVE SPENT A SUBSTANTIAL AMOUNT OF TIME REVIEWING ALL HISTORICAL FINANCIAL INFORMATION TO ENSURE IT IS AS ACCURATE AS POSSIBLE. THE BOARD REMAINS COMMITTED TO MONITORING COSTS CLOSELY TO HELP ENSURE ALL ESTATE AND SERVICE CHARGES PROVIDE GOOD VALUE FOR MONEY.



LANDSCAPING ZONES

MBS HAS CONTINUED TO MAINTAIN THE ESTATE'S GROUNDS TO A HIGH STANDARD. THEY HAVE NOW PROVIDED A ZONED SCHEDULE OUTLINING WHEN AND WHERE LANDSCAPING WORK WILL TAKE PLACE ACROSS THE ESTATE.

THIS PLAN IS AVAILABLE TO VIEW ON THE WEBSITE UNDER THE 'SERVICES' PAGE.