



Asset Management LLP
Edinburgh & London

21st December 2020

The Granton Harbour Estate Communal Service Charge Christmas 2020 Newsletter

Dear Owner,

Welcome to this 2020 Christmas edition of the communal service charge Newsletter designed to keep you updated about the management and regeneration of the Granton Harbour Estate.

Service Charge Account

I am pleased to confirm that we should be able to maintain the same service charge level notwithstanding inflationary pressures; this relies upon everyone contributing the apportioned amount that they are due to pay in a timely manner.

Estate Management

Since the last Newsletter the repairs and management of the Estate Services has continued including:

- Continued maintenance, repair and renewal of street lighting.
- Repair and maintenance of security barriers and fencing.
- Continued repair and maintenance of storm & foul water drainage system (including the sewage pumps).
- Supervision of the common services, which has continued uninterrupted during the Covid19 restrictions

Thanks to all of our suppliers as well as all of you for your cooperation and understanding during these challenging times.

Regeneration update

From the development point of view, there have been inevitable delays caused by the pandemic. Activity has continued over the last few months and soon Plot 27 should be completed, and be able to welcome it's first occupants. Plot 3 continues to make progress, and construction work in Plot S should commence shortly.

Summary

We look forward to a new beginning in 2021 as hopefully life slowly returns to some form of normality. Your continued cooperation for direct payment of service charges on time would be appreciated. This will help contain costs and relieve the pressures on the reduced administration function.

It is essential to keep us informed of any change of ownership and/or invoice addresses and for all owners to continue to pay service charge invoices in a timely manner.

Finally, I take this opportunity of wishing you Seasons Greetings and a very Happy New Year in 2021.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'G Freckleton', with a long horizontal flourish extending to the right.

Garry Freckleton
Partner
PIP Asset Management