



Newsletter No. 9

Spring 2008

To Neptune Marina Owners



PROPERTY VALUES/CREDIT CRUNCH

The recent world economic events and regular articles in the press with increasingly bad news regarding property values does not make good reading for any of us.

We are very mindful of the importance of good property management in maintaining investment values to their maximum and we work hard to achieve high standards of building maintenance. Daily active management and maintenance will continue to be of prime importance at Neptune Marina.



UCS Progress

The University building to the north of Neptune Marina continues to grow and has now reached its full height.

There have been a lot of works lorries in Coprolite Street during the winter, but Wilmott Dixon assure us that these are now at an absolute minimum because the majority of works being undertaken from now on are internal. Students are still planned for Autumn 2008 intake.

There has been quite a lot of focus in the local press concerning the University and "Look East" seem to have taken a regular slot on the roof garden! Kevin Burch of "Look East" is very grateful to be able to use the fabulous view from the 6th floor garden at Neptune Marina for his reports.

New cameras in bike store

As reported to you in the minutes of the AGM, we have now had the two new cameras installed and this area is now fully protected by the 24 hour security system.

Police/Councillor Surgeries

Our 6 weekly meetings at CoffeeLink are now regularly attended by Cllr Liz Harsant, who also happens to be the Leader of the Council. This is a really good opportunity for residents to take up any issues they are interested in directly with Liz, who is the councillor for Holywells ward, our local ward for Neptune Marina.

Please urge your tenants to come along! Dates of the next meetings are published on the noticeboard in the main foyer.

**** Waterfront Community Day ****

The Waterfront Community Day event on 19 April was the first such event of its kind and it was run by "One Ipswich and Waterfront Churches". The event was advertised in the main foyer and in the Ipswich Waterfront magazine. We went along in the hope that residents of Neptune Marina did too.

The event was well thought out and there were lots of stalls and people there, all of whom live and work at Ipswich waterfront. It is intended by the organisers that this will become a yearly event to help build a community feeling between everyone who lives here.



WATER RATES



As ever—this is a reminder for owners to collect fresh water rates from their tenants. For most apartments, £25 per month is sufficient, but those with a slightly higher square footage may need to collect more. Please ask us if you are unsure.

HOLYWELLS PARK

Don't forget to tell your tenants about our local park 'Holywells Park' which has recently had a

substantial amount of money spent on it by IBC.

The park is a very short stroll away from Neptune Marina and provides a considerable green space for exercise, or just walking in. With the water on one side and a large park not far away on the other side of the building, Neptune Marina is a very pleasant place to live.

There are entrances from both Bishops Hill and Myrtle Road.

RESULTS OF DESK EXPERIMENT

We have now completed our experiment of manning the desk in the main foyer (the plans for which were reported to you in the minutes of the AGM). We have staffed the desk at various one hour intervals during the day and have found it to be a very quiet job!

We have had some comments from owners—most have expressed the opinion that they do not think it is necessary we have a manned desk. We have decided to leave the desk in the foyer, but unmanned, for a further experimental period and would welcome your comments. In case you haven't seen it, the desk looks very professional and has contact details for the management office on the quayside.

"BARS AND RESTAURANTS EYE UP THE WATERFRONT"

The local newspapers, "East Anglian Daily Times" and "Evening Star" have both recently run features about the plans for new restaurants and bars at Ipswich waterfront. See their websites (www.eveningstar.co.uk and www.eadt.co.uk) for a full synopsis of the articles. And don't forget we have our very own café, CoffeeLink, where Azzouz makes the delicious coffee with his own freshly-roasted coffee beans!

Lastly

Please don't hesitate to contact us for help and advice for any item concerning your apartment, and we will endeavour to help.

*Neptune Marina Properties Limited
Neptune Quay
Ipswich IP4 1AX*

Tel: 01473 215204 F: 01473 215206 E-mail: enquiries@neptune-marina.com



We have now extended the scope of the wi-fi to the southern elevation of the building and hope to add to the north and east elevation soon.

New Tenants?

Please ask your new tenants to come to the management office so that we can make them familiar with the equipment in the building, give them the residents guide, and welcome them to Neptune Marina. The Concierge Service has a tourist information desk with lots of free local information, and this will help your new tenants to settle into the area.

Some owners have very frequent changes of tenants – No problem!

We are happy to show tenants as many times as necessary how to use equipment and how to take care of the building.

Any damage caused by tenants to equipment in the building will be charged TO THEM or the owner of the apartment.

CCTV footage is used for identification purposes where necessary.

