

Wapping Quays Newsletter

Wapping's new Website - <https://wappingquays.co.uk/>

Leaseholders can also access the dashboard. Please register via the website to get your login details.

Basement

The board have met with Brock Carmichael to review the work programme and updated professional fees. A letter will be sent out explaining the detail of this and offering leaseholders the opportunity to comment if they so wish.

Feeding the wildlife

There have been several reports recently of food being left around Wapping to feed birds and ducks etc. Unfortunately this encourages other vermin and an increased reporting of rats has occurred. Please note that the wildlife around Wapping has enough natural food source and leaving mounds of bird seed and open tins of tuna is unnecessary and looks unsightly.

Injured birds should be reported to the RSPCA who will investigate and save the animal where possible and ensure other animals are kept safe.

There has been an increase of Avian Flu locally with ducks and geese, it is a slow and painful death for them, please report to the RSPCA who will check the birds or DEFRA who will investigate the deaths.

RSPCA: 0300 1234 999

DEFRA: 03459 335577

Updated parking review

You will find the updated parking review on the website. This is also summarised in the updated residents handbook.



External Maintenance.

The painting of the outside of Wapping Quays is due and we have therefore instructed Earl Kendrick to write a specification and tender the works.

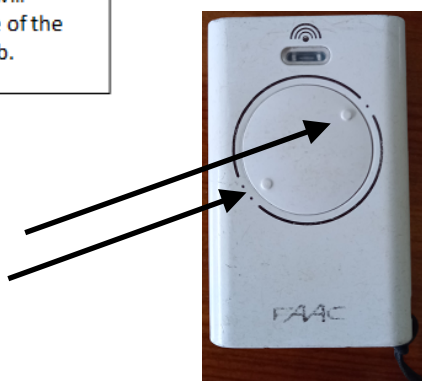
We are also aware of a number of areas where the pointing is in poor condition and where brickwork has perished, especially at the head of some windows. Therefore whilst we have access equipment in place for the painting works, it seems most cost effective to also undertake the areas of pointing and brick repairs/replacement. Earl Kendrick are currently awaiting the return of tenders, they will then undertake their tender analysis and review and provide their report for consideration. Once complete, Section 20 Consultation (Notification of Estimates) can proceed.

Gate Fobs.

There has been some comments about failure of gate fobs. You need to press either side of the middle, if pressure is placed in the middle it affects the membrane and they become faulty and no longer work.

It has also been noted that some people stand in front of the sensors to keep the gate open, this is likely to damage the mechanisms.

Press where indicated.
Do Not Press in the middle as this will shorten the life of the vehicle gate fob.



KM Real Estate - Blocks on line.

KM Real Estate are pleased to announce they have recently signed up to a Block Management System called Blocks on Line. As well as allowing us to monitor compliance, manage maintenance, manage your service charge and pay suppliers, the system also has a leaseholder portal. This portal will allow leaseholders to report faults, review their account, print a statement, or view property documents.

Once the system is populated, leaseholders will be sent log on details which they can upload to their phone or device, along with a short video explaining how the portal works.

Lease

The WQLL board have made some initial enquiries into extending the lease for Wapping and have spoken to solicitors at Glenville Walker and have received an indicative quote of c £800 per flat.

We think that a lease extension would be a valuable asset to all leaseholders and would welcome your views. We would especially welcome views or advice from any leaseholder who could assist in this process either through legal, property or accountancy experience.

Some of you may have already made enquiries - so at this stage, any input would be welcomed. Please email wqllwapping@outlook.com

Recycling

Some residents are putting plastic bags and non recyclable materials in the recycling bins. The bin men refuse to empty the bins when this happens and a private firm has to be called in to empty the bin. This is adding to our costs which clearly affects the amount of service charge we pay. Please recycle with care.

Disposing of unwanted items

Please do not store or dispose of used or unwanted items/furniture in the fire corridors these areas **must** be kept clear at all times. Liverpool City Council provides a free bulky item collection service; five items per collection are allowed. Further details can be found on www.bulkybobs.co.uk the web site lists those items which they will and will not collect. Items which will not be collected can be taken to Otterspool Household Waste Recycling Centre, Jericho Lane, Aigburth, L17 5AR. If you have any such items for disposal and are unclear please contact the Building Manager who will be able to advise on the best approach for their removal **do not leave** such items in the bin rooms.

**Next Annual General meeting will be held on 13th July 2023 at 6.30pm.
Venue to be agreed.**

Useful contact information:

Building manger - Peter Cross - 07435 754828 - kmpetercross@gmail.com

Keppie Massie - Julie Ward - 0151 245 7000 - julieward@keppiemassie.com

Boards emails addresses:

Wapping Quays Leaseholders Ltd - wqllwapping@outlook.com

Wapping Quays Right to Manage Co.Ltd. - WQRTMCL@gmail.com