

Wapping Quays – Planned Maintenance & Investment Programme

Wapping Quays is a substantial Grade II listed waterfront development and, as with all buildings of this age, size and character, requires ongoing cyclical maintenance, refurbishment and long-term investment.

The boards and managing agents continue to operate a structured programme of maintenance and improvement works designed to protect the building, maintain safety standards, preserve the character of the development and support the long-term condition and value of the estate.

Between 2021 and 2026, approximately £800,000 has been invested into the building. Separately, works undertaken and planned during 2025–26 alone amount to approximately £550,000, bringing the combined total to approximately £1.35 million.

Importantly, these works have been funded through the existing sinking fund arrangements. In addition to this, leaseholders have made a separate contribution through the 2026–27 service charge budget towards a planned full upgrade of the fire alarm system as part of the building's ongoing fire safety improvement programme.

As leaseholders, residents are also in the fortunate position of collectively owning the freehold through Wapping Quays Leaseholders Limited (WQLL). This structure ensures there are no ground rent concerns and allows the development to be overseen by leaseholder volunteer directors who are focused on protecting both the long-term condition of the building and the value of apartments within the development.

A significant amount of work has already been completed across the development in recent years, including:

- Fire safety improvement works in communal areas.
- Intercom and GSM communication upgrades at the main gate and in the lifts.
- Basement mechanical and electrical improvement works.
- Lighting upgrades throughout communal areas with motion sensors.
- Road drainage improvements - East side.
- York stone replacement works on the quayside.
- Water pump replacement works.
- Additional bicycle storage facilities.
- Improvements to cleaning, storage and caretaker facilities

In addition to the works already completed, funding has already been agreed and is in place for a number of further planned projects which are currently being progressed as part of the estate's ongoing maintenance and improvement programme.

These include:

- Fire system upgrade works.
- External painting and decorating works.
- Pointing and brick repair works.
- Intercom upgrades from foyer doors to apartments.
- Quayside foyer door replacements.
- Communal door assessment - repair and upgrade works.
- Roof assessment and initial trial section works.

- Improvements to cleaning hot water facilities within communal service areas.

The boards have also identified a number of longer-term cyclical maintenance items which form part of the building's forward maintenance planning strategy. These projects will continue to be reviewed, prioritised and phased over time in line with professional advice, building requirements and future funding arrangements.

These longer-term considerations include areas such as:

- Future phased roof works.
- Balcony assessment and maintenance programmes.
- Basement ventilation enhancement works.
- Dock wall and lightning conductor surveys.
- Colonnade walkway maintenance works.
- Car park resurfacing and drainage improvements.
- Visitor parking and line marking improvements.
- Phased communal carpeting replacement.

Like many developments across the UK, Wapping Quays has also experienced external cost pressures in recent years, particularly in relation to electricity costs following the Ukraine conflict and substantial increases in insurance costs affecting the residential sector following Grenfell-related market changes.

Despite these wider market pressures, the boards and managing agents have continued to actively seek efficiencies and cost savings where possible. This has included changing insurance broker arrangements to improve competitiveness and undertaking energy-saving improvements, including the widespread installation of motion sensed LED lighting throughout the building.

As with any substantial residential development, particularly a listed waterfront property, maintenance requirements naturally evolve over time and projects are planned and prioritised accordingly.

The boards continue to work proactively with managing agents, specialist consultants and contractors to ensure that Wapping Quays remains well maintained and that appropriate forward planning remains in place for future years.

The existence of ongoing planned maintenance and future cyclical works should therefore be viewed as part of a normal and responsible long-term asset management approach for a development of this nature and scale.

Wapping Quays Leaseholders Ltd

Wapping Quays Right to Manage Co Ltd.

May 2026.