Wapping Quays RTM Company Ltd

How Decisions are made at Wapping Quays - Briefing Note – September 2026

The Board thought it would be helpful to explain how decisions about the management of Wapping Quays are made.

Wapping Quays Right to Manage Company Ltd (WQRTMCL) is responsible for the management of Wapping Quays. The company is managed by a Board of Directors elected by the members/Leaseholders.

Board decisions

Decisions are made **collectively by the Board**, rather than by any individual Director or by the Chair.

Matters requiring a Board decision are normally brought to a Board meeting. Directors are provided with the relevant information and have the opportunity to discuss the matter and express their views before a decision is made.

Where Directors have different views, the matter may be put to a vote. A decision is made by the majority of the Directors participating and entitled to vote.

The Chair participates in this process as a Director. The role of the Chair is to chair meetings and help ensure that matters are properly considered; the Chair does not have authority simply to make Board decisions independently. Under the Articles, if a vote is tied, the Chair has a casting vote.

Decisions between Board meetings

Not every matter can wait until the next scheduled Board meeting.

Where a decision is required between meetings, the matter may be circulated to Directors for consideration. Under the Articles, a formal decision outside a meeting can be made where all eligible Directors indicate that they share the same view.

Routine operational matters which fall within an existing Board decision, agreed policy, approved contract or budget do not need to be brought back to the Board every time they are implemented.

Role of the Managing Agent

Berkeley Shaw Residential Estate (BSRE) is appointed as Wapping's managing agent.

The managing agent deals with the day-to-day management and administration of Wapping and implements decisions and policies agreed by the Board. It also provides professional advice and information to assist the Directors in making decisions.

The managing agent does not replace the Board's decision-making role and they do not have any voting rights.

Listening to leaseholders

The Board welcomes comments, concerns and suggestions from leaseholders. These are considered when relevant matters come before the Board.

However, consultation does not necessarily mean that every management decision is decided by a vote of all leaseholders. **The Directors have responsibility for managing the company and have to consider the interests of Wapping Quays as a whole, together with the leases, the Articles of Association, legal and regulatory requirements, professional advice, safety, practicality and cost.**

There are some matters which must be referred formally to the members of the company. Where a members' resolution is required, the appropriate General Meeting and voting procedures are followed.

Recording decisions

Formal Board decisions are recorded. The Articles require the company to retain a written record of every unanimous or majority decision taken by the Directors.

The aim of this process is to ensure that decisions affecting Wapping Quays are considered properly, made collectively and recorded clearly.

The Board of Directors
Wapping Quays RTM Company Ltd