

WATERQUARTER – RESIDENT'S & LEASEHOLDER'S NEWSLETTER

April 2024

We hope this message finds you well. The management team are providing the following updates with regards to developments within our community. Please take note of the following updates and improvements:

Taylor Wimpey Welsh Government Building Safety Works (EWS1 etc.):

Progress continues on the remediation works at the Waterquarter. Initial design work has commenced, with drone surveys conducted on March 27, 2024. Work is now continuing on the detailed design and specification in readiness for the Main Contractor to be appointed. The substantial remedial works are programmed to start towards the end of the year. Updates will be issued by Taylor Wimpey and us as the work progresses.

Water Feature / Lawns / Public Open Space:

To improve residents enjoyment of the open spaces on site and to reduce anti-social behaviour we are continuing to work with Cardiff Council, the Arena Developer and other organisations with plans to improve how the open areas are physically managed and accessed by the public. Spring will see the commencement of minor refurbishment works for the water feature ponds.



Block 1 Main Door Entrance Canopies:

You may have observed the removal of the two glass canopies for Block 1, this is due to safety concerns as the glass was severely cracked. These will be replaced with sturdier materials following the completion of Taylor Wimpey's construction works.

Lease Term and Ground Rent:

In April, leaseholders will be contacted for feedback on available options regarding lease and ground rent. Your input is valuable as we seek to address these matters effectively.

Car Park Exits - Flow Plates:

In efforts to enhance site security, we have replaced the exit barriers with mechanical flow plates. This upgrade ensures smoother operations, reduces the risk of failures (trapping cars), and offers energy efficiency and cost-effectiveness.

Door Entry / Intercom Systems:

A comprehensive technical survey of the current system is due to commence in April to identify short-term improvements and inform future additions or replacements.

Front Door Security:

As part of our security measures, thumb turns on block entry front doors have been removed to optimise lock efficiency and building security. Please note that for deliveries and removals, there is no need to open the second door leaf, as the available access width is sufficient (all internal doors are narrower).

CCTV Improvements:

The design for the first phase of CCTV improvements has commenced, focusing on internal common areas. Further enhancements will follow once Taylor Wimpey completes works on the building envelopes.

Maintenance and Servicing Contractors:

We are currently evaluating the performance of our contractors to ensure the delivery of high-quality services and value.

Escape of Water & Leaks:

As an Important Reminder, the prompt reporting of substantial water or sewage leaks to caretaking staff or 'out of hours' telephone numbers is crucial, especially if they affect other apartments or common areas.

Parcel and Other Thefts:

For information regarding parcel and other thefts, please refer to the attached AWRA newsletter.

Waste Bin Storage/Common Areas

Another request that no items should be left in any internal or external common areas.

This is a **Lease regulation, Health and Safety** requirement and a **Fire Service Enforcement** Notice item, and must be adhered to.

Bulky items arranged for collection by Cardiff Council; these arrangements **must** be confirmed with the caretaking staff, with the items only left in a pre-agreed location.

Contact Information Reminder

Home from Home - 01793 741027 Or
01793 741113

For meter readings and non urgent queries
email the Caretaker -
Waterquater@outlook.com

For Out of Hours Emergencies - 01793
741027 (please follow options for
emergencies).

