



Merchants Landing (Amenities) Ltd. Newsletter

2018

Merchants Landing (Amenities) Ltd. owns the freehold for the communal areas of the development and is responsible for maintenance and regulation of these areas.

All owners on the development are shareholders in the Company and the Directors are owners who have volunteered and are elected at the AGM.

The Directors aim to act in the best interest of all shareholders and hopefully their decisions reflect those aspirations.

Conservation Area

Please remember that Merchants Landing is in a Conservation Area.

You may require permission from Bristol City Council before making alterations such as replacing windows, installing satellite dishes and solar panels, adding conservatories or other extensions, laying paving or building walls.

It is advisable to contact the Council before commencing any such works.

Building Work

Substantial building works have continued around the development with a number of properties being remodelled.

During work, owners are requested to ensure that the number of builder's vans on site is kept to a minimum and that access routes are kept clear.

If you intend altering the external plan or elevation, prior written permission must be obtained from the Amenities Company.

The Directors or Managing Agent should be informed before work is commenced, as they may be able to assist with information on positioning of skips etc.

Electrical Inspection

The circuits supplying electricity for the lighting in the arches and the garage lighting supplies were successfully certificated at the end of last year, thanks to all those owners that assisted.

Bathurst Parade Gates

Following discussion at the AGM last year, the gates at the west end of Bathurst Parade were replaced with lighter swinging gates similar in style to those on Merchant's Quay, matching gates were also installed between Bathurst Parade and Byzantine Court. It would be appreciated if residents would close any gates left open.

Communal Gardens

In the past year the re-landscaping of the area around the cannon has been completed, the gardens have hosted a number of events including birthday parties and the annual summer party.

The bed in the corner of the communal gardens in front of Byzantine Court and the triangular bed behind Bathurst Parade are stocked with herbs for use by residents.

Replanting

The planters in front of Byzantine Court, and the bed between Merrick Court and Merchants Quay have been replanted. The area under the Silver Birches has been planted with Pyracantha, to discourage use of the area by smokers from the offices.

In the autumn, tree surgeons will be pruning a number of trees around the development.

Service Charge

The Service Charge at present covers the routine maintenance costs, and as it was increased last year, the decision was taken not to increase contributions this year.

Directors

The board consists of 6 Directors, 4 "A" Shareholders (House owners) and 2 "B" Shareholders (Flat owners), who have volunteered to be involved in the running of the company.

Directors hold office for a year and are appointed or reappointed at the AGM.

If any shareholder is interested in joining the board and requires further details, please contact any of the existing Directors.

Contacts

If you have any maintenance issues, good ideas or general comments, please, contact us

The managing agents for ML(A)L are:

Bristol Leasehold Management.
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Clifton
Bristol BS8 2HL
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Roger Bryan is your contact there, and will promptly forward any concerns to the directors:

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