



Quay Notes

March 2014

Newsletter for residents of Merchants Landing

www.mlra.co.uk

TOLD YOU!



The high tide overflows the old lock into Bathurst Basin, and the little area of open space known as 'God's Garden' lies under the water.

The lead article in the last edition of *Quay Notes* proved extraordinarily timely, telling you if you didn't already know of the flooding risk to our area, albeit that it was officially considered to be a very small risk. Just a month later, on January 3rd and 4th, the three risk factors (an unusually high Spring Tide, a storm surge in the Bristol Channel, and high rainfall in the Upper Avon Valley) were all present, and the result is shown in the photos above and below. The overtopping of the blocked Bathurst Lock (and of the new lock gates at Cumberland Basin) proved

fortunately to be no risk to our properties. But the authorities did have to deploy a new temporary flood barrier at the junction of Cumberland Road with Avon Crescent to protect houses there. Our webmaster David Demery noted that there had been inconsistent messages the day before the flooding, between the Environment Agency and the Bristol City Council, but when the flooding happened the co-ordination went well.



West end of Cumberland Road – closed for several hours both days

Murder and Mayhem Inc.

Organised by your Residents Association
Join us for an evening of fun and mystery!
Friday March 28th, 7.30pm for 8pm start
**On the "John Sebastian" Lightship,
Bathurst Basin.**

**Tickets are £10, with all proceeds to
our charity this year, Diabetes UK.**

**Please bring some food to share
and your own plates and cutlery.**

**Also a pay bar run by our hosts,
the Cabot Cruising Club**

Your task will be to decide who killed
Stephen Littlecote, the Headteacher of
St Cuthbert's Comprehensive School,
found bludgeoned to death with a hammer
whilst sat at his desk.

**Get your tickets from Shirley Stark
8 Wapping Road (Tel 0117 929 3953)**

Space is limited so don't delay,
get your tickets now!

Other forthcoming events planned by your
Residents Association:

Summer Party

Saturday 31st May at 1pm

In our communal gardens with marquee.

The band have been booked.

There will also be a book stall and raffle.

Please bring some food to share

And your own plates and cutlery.

Strawberries and cream provided.

Open Gardens & Balconies

Saturday 28th June at 2.30pm.

We hope to see even more gardens and
balconies than the 15 we saw last year.

Wine Tasting

At Avery's Historic Wine Cellars.

To be confirmed but likely to be:

Wednesday 10th September (eve).

The Merchants Landing Residents Association Committee:

| | | | | | |
|-----------------|--------------------|---------|----------------|---------------------------|----------------|
| Anthony Rackham | 5 Merchants Quay | 9297562 | Joi Demery | 9 Merchants Quay | 9213412 |
| Geri Bowie | 7 Merrick Court | 9294689 | VACANCY | VOLUNTEERS SEE JOI | VACANCY |
| Tony Little | 13 Challoner Court | 9227336 | Sandy Conway | 1 Draycott Place | 9293454 |
| Shirley Stark | 8 Wapping Road | 9293953 | Jan Walsh | 8 Bathurst Parade | 9268714 |

Amenities Company News

Roy Demery, Chair of Merchants Landing Amenities Board says not much to report from the Amenities Co. this quarter except work is progressing at the rear of the communal gardens: Brick paving damaged by tree roots has been removed, and to prevent future problems a new enlarged border has been created in the area under the trees extending across to the existing path and back to the rear wall. The area is then being edged with bricks and will be planted up in time for the growing season.

Quotes are currently being obtained for the re-surfacing of the asphalt paths within the southern part of the development.

At the next Board meeting in April we will be doing our annual tour of inspection of the development to assess problems and consider possible solutions. If there are any matters which you consider need attention please contact the managing agent this month:

Bristol Leasehold Management, Oakside House, 35 Oakfield Rd, Bristol BS8 2AT. Contact: Roger Bryan.

Telephone: 0117 317 9588. Email: office@bristol-leases.co.uk

PROGRESS ON METROBUS

Roy Demery and John Ashford report: A meeting held jointly by our Residents Association and the Cabot Cruising Club on the "John Sebastian" last Thursday heard from Robert Ash, Marketing and Communications Officer at Bristol City Council. He said that:

The funding for the project is in place from both central and local government. Submission for full approval will be in May 2014.

The existing bridge is to be refurbished to accommodate east going traffic, and a new bridge constructed to carry westbound traffic and cycle/footway. Construction of the bridge is due to start in September 2014 through to April 2015; completion of the entire scheme is expected in 2016.

It is thought that only the public car park adjacent to the lightship will be needed for the construction compound, but confirmation is required by the successful contractor, and a temporary entranceway to the area alongside the lightship will be created by demolishing the boundary wall alongside Commercial Road. The wall will be rebuilt on completion of the bridge. No trees removed. Any further queries can be directed to Robert Ash:

Tel No 0117 352 1093 (Direct line)

Email metrobus@westofengland.org

PROGRESS ON WAPPING WHARF

John Ashford reports: Foundations of Plot A (the west side) are now complete, and work on the frames has started; completion of that phase due in April 2015. In Museum Square (at the far end of 'M' shed) they have started on drainage works and breaking up the existing concrete; this area is due for completion in April 2014.

Foundations are also proceeding in Plot C (the east side, nearest us) and within next month the concrete frames will start to appear above the hoardings on Wapping Road.

Sorry, no space this time for our series on our place names.

This Newsletter is edited by: Mike Thorne
15, Merrick Court, Merchants Quay.

Comments very welcome, and contributions, preferably by email:

maggiemandmikethorne@talktalk.net

or, if that's not possible, through the letterbox.

FOR THE BENEFIT OF NEWCOMERS... Jan Walsh, Secretary of our Residents Association has written:

It is often confusing to newcomers to Merchants Landing to be contacted by at least two Merchant Landing bodies, and in the case of the leasehold properties, three separate organisations. So I hope that this brief introduction will make things a little easier.

Merchants Landing Amenity Company owns the freehold of the common areas of the estate and is responsible for maintenance of these areas, for example the lighting, garage blocks, gardens and paved areas. It is also this body which is entitled to make rules and regulations governing the use of the common areas, eg. in respect of parking. The Deed of Covenant in all our title deeds regulates the relationship between owners and the Amenity Company.

We have an agent who deals with these matters on our behalf, but each property is ascribed a share in the Amenity Company and owners are therefore entitled to be involved in the decision-making. The Directors are all owners who have volunteered to be involved in the running of this company. Our property values are of course linked to the overall look of the estate. The annual service charge funds any work that needs doing, payment for utilities, the employment of an agent and the necessary insurance for the common areas.

Merchants Landing Residents Association, on the other hand is not a registered company, but an association of neighbours who have come together to try and ensure that the Landing remains a friendly and inviting community. To this end various social activities are arranged. The annual fee of only £10.00, helps to subsidise some of the social functions. The Association also has a close association with the Cabot Cruising Club whose club house is the John Sebastian Lightship in Bathurst Basin. Several members of the Landing are either full or associate members of this historic club and the association often takes advantage of its premises to host functions. News of forthcoming events is contained in Quay Notes, and all are welcome, so please do come along if you can. The Association also runs an excellent website, www.mlra.co.uk, which all newcomers and existing owners should check out as it contains some really useful information.

The Leasehold Management Companies.

Finally, the leasehold flats also have their own management companies in which the freehold of each block is owned by a company the shareholders of which are the different flat owners. These companies deal with the maintenance of the structure and common areas of the relevant leasehold buildings.