

City Island, Leeds – information for residents



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MANAGEMENT OF CITY ISLAND

Inspired Property Management are responsible for the management of the communal areas and grounds. Inspired will ensure that the best possible service is provided to residents complying with all relevant legislation, the ARMA Code of Practice, company policies and practices, health and safety policies and procedures and practices in the lease itself.

Inspired Staff

City Island benefits from an onsite team based in the Management Suite, situated on Gotts Road to the front of the undercroft car park entrance. Your onsite team is available Monday to Friday between the hours of 8am and 5pm. Outside of these hours, during weekends and bank holidays, security staff will provide cover.

Development Manager - Ricky Dempsey

Concierge – Tony Foy

Caretaker – Joseph

Contact details

Management Suite: 0113 243 1380

24hr mobile: 07860 939 135

Ricky Dempsey: 07860 939 128

Email the team at facilities@city-island.co.uk or richard.dempsey@city-island.co.uk

Inspired head office: 01302 729 500

Inspired email: info@inspiredpm.co.uk

Security

City Island benefits from 24 hour security. Inspired on site staff are on site from 8am-5pm Monday to Friday. An external security company covers evenings and weekends. An extensive HD quality CCTV system is installed.

We take City Island residents' security very seriously. Do not let unidentified people into any part of the building. If you are suspicious of anyone loitering in or around the building contact the Police urgently. Security or fire doors must not be propped open or tampered with in any way.

It is recommended that you have a deadlock fitted to your apartment and that it be used at all times (please ensure that the lock type complies with fire regulations – seek professional advice from a locksmith if in doubt).

ANIMALS

Under the terms of the lease, pets are strictly prohibited.

PARKING

City Island provides a permit system for each parking space. Failure to display a valid permit may result in the vehicle being ticketed. Please speak to the onsite staff to obtain a permit.

Allocated parking spaces

The majority of apartments have allocated parking spaces at City Island. Should you not be aware of your space number please contact the Development Manager, who will confirm your

space. Residents in City Island are free to rent their car space to other residents in the building. However rental to external people (including residents of Aruba/Montague) or organisations is not allowed and penalties may be incurred. Please contact the Development Manager if you wish to rent a car space or rent out your own space. You will then be put in touch with an alternate party to deal directly with on this matter.

Residents must not store any furniture or other personal items in their parking space.

Visitor parking

Please note that City Island does not benefit from visitors' parking spaces.

There is restricted public parking available in marked bays on Gotts Road, where drivers may park for up to one hour Monday-Saturday between the hours of 8am-6pm (including on public holidays). At all other times there are no restrictions in the marked parking area. Gotts Road has double yellow lines and loading restrictions. There is a loading bay outside the Management Suite, with a 20 minutes time limit.

Several nearby city centre car parks and metered on-street parking bays are a short walk away from City Island.

Removals/delivery temporary parking

Temporary vehicular access onto the central piazza can be allowed for delivery and collection of large items or large quantities of items. Please contact your onsite team if you require this access.

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RUBBISH DISPOSAL AND RECYCLING

City Island provides facilities for household waste disposal and recycling.

Household waste

A bin store is located in the underground car park for each block. Please bag or securely wrap your rubbish items prior to placing rubbish in the bins.

Recycling

Mixed paper, metal food/drink cans, plastic containers/bottles (types 1,2 and 4 only), small flattened cardboard items and empty aerosol cans are to be placed in the appropriate recycling bins located in the bin store. (the metal bins.).

Glass recycling bins are situated on Gotts Road, just after the entrance from the A58.

Large household items, furniture and electrical appliances

It is a resident's responsibility to dispose of these items. They should not be left in the rubbish store or anywhere in the undercroft car park area. Fines will be imposed on those residents caught leaving items in the bin store or car park area.

To book a collection call 0113 222 4406 or see <http://www.leeds.gov.uk/residents/Pages/Bulky-item-collection-service.aspx>

The nearest Leeds City Council waste disposal and recycling station is approximately 2 miles away, at Evanston Avenue just off Kirkstall Road. The phone number is 0113 378 3030 and full details of location, opening hours and recycling facilities can

be found at

<http://www.leeds.gov.uk/residents/Pages/Kirkstall%20Recycling%20Site.aspx>

METER READINGS

Meter readings are taken every Thursday by the onsite staff. If you require a reading please contact them by Wednesday at the latest.

MAINS WATER SUPPLY IN YOUR APARTMENT

Should you need to turn off the water supply to your apartment, the stopcock for both the hot and cold water supplies can be located in the boiler cupboard.

ELECTRICITY SUPPLY

You should arrange service through a supplier to the area for your apartment. If you experience a power failure please check the fuse board located inside your apartment above the entrance door.

APARTMENT ALTERATIONS

Consent needs to be granted by the building landlord for any structural alterations. Please contact Inspired Property Management Ltd for guidance.

NOISE NUISANCE

This refers to ANY NOISE that is likely to interfere with the peaceful enjoyment of the owner or occupier of another apartment or of any person lawfully using common property. Any music, singing, or sound production between the hours of

11pm and 8am must not be audible outside of the apartment. Please note that noise from balcony areas reverberates. In consideration of your neighbours, please keep all conversations and music on balconies to a minimum after midnight.

SMOKING

Smoking is not permitted in common areas such as foyers, hallways, stairwells and the car park. To combat the effects of "smoke drift" residents are asked to avoid smoking on their balconies between midnight and 7 am.

Disposal of cigarette butts

Damage to other peoples' property has been incurred in this building due to the flicking of cigarettes from balcony areas. It is unhygienic and dangerous. Please dispose of cigarette butts thoughtfully. Clay pots for disposal of cigarette butts are available for use on your balcony – please contact your onsite team for assistance.

VANDALISM

All incidences of vandalism or graffiti within or around City Island must be reported to the Development Manager immediately for appropriate action.

VISITOR BEHAVIOUR

Residents must take all reasonable steps to ensure that their invited guests do not behave in a manner that is likely to interfere with the peaceful enjoyment of the surroundings by neighbours or other residents in the building.

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BALCONIES

The hanging of washing, towelling, clothing or any articles on balconies at City Island that is visible from the outside of the building is not permitted.

The fixing of any satellite dish or TV/radio aerial to any part of your balcony is not permitted.

STORAGE OF BICYCLES

Bicycles may only be stored in the bicycle storage facilities. Bicycles may not be brought into any part of the communal areas including the foyer, stairwells, hallways, garden areas, walkways, balcony or other parts of the communal areas. The bike stores are located opposite Westray, Elba and Bonaire. Should you wish to store your bike in this please contact the Management Suite for the lock code.

ACCESS CARDS

Access cards for your block can be obtained from the Management Suite for £20. If you are renting, permission will also need to be obtained from your agent/owner.

POSTAL DELIVERIES

City Island offers a parcel service for residents. Should you be expecting a parcel, then the Management Suite will accept this on your behalf. To register for this service please contact the development manager for further information.

INTEGRATED TV/RADIO SERVICES

Your apartment has an integrated TV/radio reception system which provides the following services:

- Digital terrestrial television (Freeview)
- Sky digital satellite TV
- FM radio and digital (DAB) radio

Virginmedia cable television services are not available at City Island.

Your master outlet also will accept a return feed from TV/video equipment to supply a signal to the secondary outlet in your bedroom.

INTEGRATED INTERNET SERVICES

City Island offers integrated high speed Internet services from two providers:

- Ask4 (www.ask4.com)
- Hyperoptic (www.hyperoptic.com)

Contact the relevant service providers to find out your options.

Please note that If you are renting, permission will also need to be obtained from your agent/owner if you wish to have Hyperoptic fibre broadband services in your apartment.

Virginmedia cable broadband services are not available at City Island.

Wireless internet

It is possible that interference from wireless networks of neighbouring apartments could affect the speed of your wireless internet connection. See http://www.broadbandspeedchecker.co.uk/guides/improve_wireless_internet_speed.aspx or other similar Internet resources for further guidance if you are experiencing lower wireless broadband speeds than you expected.

SOCIAL MEDIA

Follow City Island on:

 www.facebook.com/groups/cityisland

 www.twitter.com/CityIslandLeeds

SUGGESTIONS

Should you have any suggestions on how you think we can improve City Island, please forward this to the Development Manager for consideration.

COMPLAINTS

Should you wish to make a complaint regarding the services on site please send your complaint in writing to:

Inspired Property Management
6 Malton Way
Adwick le Street
Doncaster DN6 7FE



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LOCAL AREA, TRANSPORT AND AMENITIES

What's in the local vicinity?

City Island is located on Gotts Road, on the western outskirts of Leeds city centre between the river Aire and the Leeds-Liverpool canal. The development is accessed from the A58M (Wellington Road) and is close to the M621, M1 and M62 motorway links via Armley Gyratory roundabout.

City centre shops, restaurants, bars, pubs, clubs, hotels, museum, art gallery, central library, civic buildings, commercial and legal offices, banks, post offices, law courts, gyms, cinemas, Leeds General Infirmary, Leeds Market, Leeds Arena, rail station, bus station, coach station, theatres, further education colleges and University campuses are approximately 15 minutes' walk away via Wellington Street, Westgate or Whitehall Road. Whitehall Road is accessible on foot or cycle via the canal towpath.

For your own personal safety, we advise caution when using the canal towpath.

Sport

Leeds United's stadium at Elland Road is less than 10 minutes' drive away, and is easily reached by public transport. See www.leedsunited.com for more details.

The Headingley home of Leeds Rhinos rugby league team and Yorkshire County Cricket Club is also

about 10 minutes' drive away, and are well served by bus and rail links.

See www.therhinos.co.uk or www.yorkshireccc.com for more details.

For swimming and sport/leisure facilities, there are a number of Leeds City Council sport and leisure centres that can be easily reached by car or public transport. See www.leeds.gov.uk/sports/Pages/Leisure-centres.aspx for more details.

Buses

Bus stops on the A58M Wellington Road and Wellington Street provide services to/from West Leeds, East Leeds and Bradford. See www.wymetro.com for timetables, journey planner and fares information.

The Leeds CityBus links Leeds' rail and bus stations, business and shopping districts, the General Infirmary, Universities and Park Lane College. The service runs every eight minutes from 06:30 to 19:10, Monday to Saturday. Each vehicle is fully accessible and can carry one wheelchair at any time.

The 757 route provides a fast direct service to/from Leeds-Bradford airport seven days a week. The nearest bus stop for this service is just 5 minutes' walk from City Island, on Wellington Street. Fares can be paid in £ or €. Route and timetable information can be found at www.wymetro.com/BusTravel/bustimetables/BustiMetable/757

Coaches (national area)

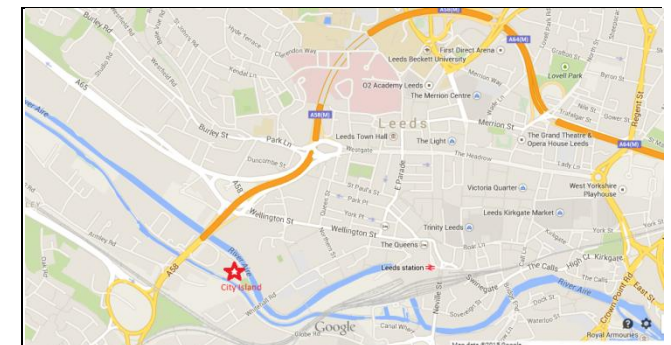
National Express coaches and Megabus offer UK-wide coach services to/from Leeds city centre. See www.nationalexpress.com or www.uk.megabus.com for more details.

Trains

Leeds Rail Station, located at New Station Street, off City Square, is approximately 15 minutes' walk away from City Island, via Wellington Street or Whitehall Road. Leeds railway station is the mainline railway station serving the city centre and is the second busiest railway station in England outside of London.

See <http://www.networkrail.co.uk/leeds-station/departures-arrivals/> for more information.

Local area map:



Map data © 2015 Google

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MEDICAL AND EMERGENCY SERVICES

Hospitals with A&E service

Leeds has two major teaching hospitals and both offer 24 hour emergency services.

Leeds General Infirmary is located in the city centre:

Leeds General Infirmary
Great George Street
Leeds LS1 3EX
Tel: (0113) 2432799

St. James's University Hospital is located in East Leeds:

St. James's University Hospital
Beckett Street,
Leeds LS9 7TF
Tel: (0113) 2433144

See www.leedsth.nhs.uk/patients-and-visitors/our-hospitals for more information.

Doctors

The nearest NHS GP Surgeries serving City Island area are:

One Medicare @ The Light
Balcony Level
The Light
The Headrow
Leeds LS1 8TL
Tel: (0113) 242 7425

www.onemedicare-thelight.co.uk

Thornton Medical Centre

15 Green Lane

Leeds LS12 1JE

Tel: (0113) 2310626

www.thorntonmedicalcentre.nhs.uk

Priory View Medical Centre

2a Green Lane

Leeds LS12 1HU

Tel: (0113) 2954260

NHS Dental Services

The nearest NHS dentists to City Island are:

Clarendon Dental Spa

9 Woodhouse Square

Leeds LS3 1AD

Tel: (0113) 2459004

www.clarendondentalspa.co.uk

M&B Practices

7-9 Branch Road

Armley

Leeds LS12 3AQ

Tel: (0113) 2638509

Armley Dental Practice

4 Hall Road

Leeds LS12 1XB

Tel: (0113)2638357

Police

Your nearest police stations are:

Bridewell Police Station
2 Park Street
Leeds LS1 3BY

Leeds District HQ
Elland Road
Leeds LS11 8BU

For non-emergencies dial 101

For emergencies dial 999

See www.westyorkshire.police.uk/leeds

ONE STOP CENTRES

Your nearest One Stop Centres are:

City Centre One Stop Centre
2 Great George Street
Leeds LS2 8BA

Armley Library
2 Stocks Hill
Armley
Leeds LS12 1UQ

See www.leeds.gov.uk/council/Pages/One-Stop-Centres.aspx for more information.