

South Snowdon Wharf

Service Charge Accounts 2009

Overview

The annual service charge cost is £641.18 including the insurance compared to £711.14 last year. We have been mindful that including the insurance in the service charge would mean a one off jump in the January charge and have managed expenditure accordingly to minimise this.

Insurance

On a like for like comparison the insurance premium has actually increased by 3% however last years covered 14 months to bring the charging period in line with the lease which is why the total charge has reduced.

Roofs, Stairs and Painting

Maintaining roofs remains a priority and work has been ongoing throughout the year to mend roofs and if necessary replace them, two roofs are booked for replacement shortly. All of the communal wooden stairs have now been replaced.

Work on the new bin store is planned early this year as soon as planning permission is granted. More information is available on the web site www.southsnowdonwharf.co.uk and on the site noticeboard.

Building Materials & Works

This charge varies depending on ongoing maintenance and repair works required on the estate and in particular the lead work and guttering required when houses are rerendered or reroofed.

Drainage & Plumbing

The ongoing maintenance and callout for the sewerage pumping system remained as normal but there were no major drainage problems on the estate this year, which has kept costs down but cannot be guaranteed for the future.

Waste Collection

This cost increased as it now covers the full year, the rate per bin has increased and the volume of rubbish increased compared to last year. We will continue monitoring the volume and hopefully when recycling is introduced this should reduce.

Equipment Hire

This increased as the road sweeper has been reinstated during the year and a cherry picker and scaffolding were hired for mending high roofs where ladders are not safe.

Aerial Repairs

There have been a few problems with reception later in the year caused by the digital switchover and we have been in discussion with the aerial contractor. When the Blaenplwyf transmitter analogue service is turned off in March the signal strength will be increased and the contractors will test out reception and channel availability and carry out works to provide the best combination. Updates will be posted on the web site of any changes.

Accountancy

Having purchased Abi Nixon's half of South Snowdon Wharf Ltd we have transferred the accountancy to our local accountant which has reduced the cost of the service charge certificate.

Garden

The move to larger planting has continued with an experimental bamboo bed, more shrubs for the round containers and new large palms. The herbs have already been transferred to the large beds opposite and we plan to build two raised beds in the centre of the estate with the stones from the herb bed when it is dismantled. The ongoing fight against weeds continues with weedkiller and more recently mulching on beds.