

South Snowdon Wharf January 2014 Update

Service Charge

Roofs and Major Works

There has been ongoing maintenance to deal with leaks and repair broken slates but no roofs have needed to be replaced this year.

Work has continued on stabilising the wall and ground at the point overlooking Ballast Island. At the beginning of the year Rock Engineering pumped 20 tonnes of grout into the ground behind the wall however it was clear during the year that this was not enough. After much debate with the authorities we finally got permission to carry out some more work and at the end of the year a further 47 tonnes has been pumped in. The majority is now complete but we are waiting for the weather to improve and the tides to be right to finish the last part on the point. Once the grouting has been finished the slabs will be relaid, work to relay the slabs by the wall overlooking the harbour has already started.

We will be applying for a license to point and grout at the corner overlooking the railway station during the year so that we have permission to carry out the work spread over two service charge years.

Building Materials & Minor works

This cost remained high due to the number of properties being rerendered requiring lead flashing and gutter work which is the responsibility of the service charge.

Equipment hire and contracts

This is higher than last year as Gwynedd Council sent invoices in 2013 for work carried out in 2012.

Accountancy & Bank Charges

Unfortunately we can no longer get free banking for the service charge account and as it is a legal requirement to have a separate bank account we have been advised it should be paid for within the service charge.

Electricity and light

The electricity bill in September was unexpectedly high we have checked the meter readings and the bill was correct. We do not know why so much electricity was used in the summer but the usage has dropped down to normal levels.

Ffestiniog Railway Letter

As you may be aware Ffestiniog Railway carried out maintenance work to their tracks in November and gained access to their site via the estate. As compensation for any disruption we agreed a free ticket offer for all residents of the estate and duly enclose a letter from the railway with details.