

South Snowdon Wharf January 2015 Update

Insurance

As reported in May a full insurance valuation was carried out earlier this year including as requested by the insurance company after the winter storms a valuation for the wharf structure itself. This has resulted in a significant increase in the sum insured but Bayliss and Cook have negotiated a different treatment for the wharf structure insurance to minimise the overall increase.

Roofs, Major Works and Insurance

The grouting work on the point overlooking ballast island was completed early in the year and all of the slabs properly relaid, a large area of slabs by the visitor car park was also lifted and relaid as it had become a significant trip hazard next to the harbour wall.

No roofs have been replaced this year but there was a significant amount of work repairing roofs after the storms, this has been reclaimed through insurance.

We spent several months and £1,407 obtaining a marine license for repointing and grouting work on the point overlooking the station. From experience it is best to spread the pointing and grouting over a period of time to be able to monitor the effectiveness and regrout as required. The initial repointing and some grouting was carried out at the end of last year to make the best use of time allowed within the license period.

Drainage & plumbing

Unfortunately early in the year one of the sewage pumps broke costing just over five thousand pounds for a replacement. Shortly after Welsh Water informed us that they were bringing forward their date for taking over the pumping station from 2016 and this was completed in October. This will now be monitored remotely and any faults should be reported to Welsh Water and there should be no further costs for the pumping station.

Waste Collection

The cost of waste collection has increased as the rate charged per bin increased by 15%. Gwynedd Council have reduced their waste collections to once every three weeks instead of fortnightly. We have made arrangements for Grays Waste to increase their collections but this will increase the cost next year. These collections are only for normal domestic waste, please take large items to the council tip.

Recycling collection will still be weekly but the bin men only empty the bins and any items left on top or around are ignored so if the bins are full please wait until the next collection.

Electricity and light

The electricity bill in the summer was again unexpectedly high however as this includes the pumping station it should not be an ongoing problem.

Budgeting

As previously explained we try to spread the cost of major items evenly over time. However this year there has been a number of one off items for example the valuation fee which would have increased the service charge dramatically this year. We have therefore deferred recharging the cost (£7,500) of the repointing and grouting work on the point opposite the station until next year to reduce this years increase.

Wifi on The Estate

With increased demands from modern equipment the wifi service on the estate struggled during busy times with poor speeds and connection issues. Following discussions with Wifi Spark SSW limited has invested in an upgrade in the system for fibre broadband. We are hopeful that this will resolve the issues and improve the service for everyone.