

South Snowdon Wharf January 2019 Update

Insurance

As reported in the Bayliss and Cooke insurance letter we are still benefitting from the fixed rate insurance premium but the cost has increased slightly due to an increase in the value insured. The low claims discount received during the year increased slightly and based on claims during the year we would hope to receive one again this year.

Site Supervisor

John Chirgwin is not employed by SSW but is a contractor paid an hourly rate for the work carried out during each month. His role is split fairly evenly between :-

- Regular tasks such as bins, keeping the common parts clear and weekly insurance inspections.
- Gardening, although the estate is primarily paved there are actually a lot of plants to look after. We changed the style of planting when we took over away from bedding to shrubs and perennials with slate chippings to reduce the cost of maintenance but it is still a significant job.
- Ongoing repairs and maintenance, This is a very varied list and this year has included time repainting the stair wells and the wooden stairs. Every year time is spent on roofs, gutters and drains. The roof design on the estate is poor with very low pitches without standard overhangs and gutter boards, which combined with the exposed position makes them prone to leaks. This year 22 roofs required investigation or repair work which in some cases led to roof replacements. 9 properties were rerendered or painted requiring new gutters and 12 properties had gutter repairs. Welsh Water have repaired leaks and dealt with blocked drains where the drains are shared but there was still 12 incidents of blocked drains cleared by John Chirgwin.

Roofs and Major Works

This is planned work over several years to maintain the structure of the estate. The breakdown of expenditure for last year is :-

- £13,069 on replacing 7 areas of roof, including internal flat roofs. One area was asbestos roof tiles which cost an extra £1,428 to employ a specialist contractor for removal.
- £9,354 relaying slabs by the access road by the harbour including rebuilding the drain cover broken by traffic and a large area most people will not have noticed on the outside corner by the station was also lifted, tree roots removed and relayed.

Drainage & plumbing

The drain for a shared block of flats collapsed earlier in the year requiring us to organise an emergency repair.

Waste Collection

The cost of each bin has increased again although the major increase was two skips hired for the slab relaying work. Grays Waste were taken over by Veolia during the year which did cause some disruption to the service.

Sadly the bin store is still misused by many people. Please do not leave any item in there that would not normally go in a domestic bin, take it home or to the local tip. Please crush boxes and plastic bottles before putting them in the recycling bins so more can be taken away for free.

Equipment hire and contracts

Last year was unusually high including two pest control charges, this covers one pest control contract and road sweeper service from Gwynedd council.

Accountancy and bank charges

The service charge account is now with Barclays with the cheapest deal has free BACS transfers but costs 65p per cheque, so it does save everyone money if you can pay by online banking.

Electricity and light

One of the yellow street lights broke this year and it was cheaper to swap to LED lights others will be replaced as and when they break. As reported previously the aerial system is showing its age costing £439 during the year to maintain.

Gardening

We reviewed the planting in the spring as the main beds have been taken over by cotoneaster and some plants had died. We bought some new shrubs but then it stopped raining so we concentrated on watering to keep plants alive and this will be looked at again this year.

Future Plans

- Roofs - Two areas of roofing have already been booked in for replacement. Originally they were planned for 2018 but that would have increased the service charge too much so they have been delayed until the spring.
- Rainwater drainage for parking areas – Getting contractors to quote for this has been difficult but a proposal has been agreed to remove the soakaways that do not work properly in the parking bays outside properties 53 to 58 and replace them with a gulley connected to the rainwater drainage in the road. We are waiting for a quote for the work.

Wifi on The Estate

The maintenance contract provided by Wifi Spark for the estate came to an end in earlier this year and the system would have required a significant upgrade to carry on as well as an increased maintenance charge making it not cost effective to continue. We did send an email to everyone we had an address for warning them of the potential demise of the service and asking for suggestions on how it could be continued.

Unfortunately we have not found a reasonable way of keeping the wifi service going through paid subscription and it cannot be paid for within the service charge so the service stopped on the 31st December 2018.

If you are one of the few people who has paid for an annual contract you can obtain a prorata refund for 2019 by emailing [email support@wifispark.com](mailto:support@wifispark.com).

Dinghy Park

The dinghy park is small and the previous owners introduced fees to stop it being used as a dumping ground for boats not used regularly. This has been successful and there is a fairly regular turnover providing space for boats when required. To keep it working we are changing the method slightly to an annual license from January with boats either unlocked or a spare key/combination lock number given to John Chirgwin. This will only be used when boats need to be moved around to accommodate new boats, it took months to get space sorted out last year waiting for people to be onsite.

If you want a space please contact us before putting a boat on the dinghy park to arrange a license. The fee is £25 for sit on top canoes, kayaks or windsurf boards; £50 for small dinghies or Canadian canoes and £75 for larger dinghies.