

# South Snowdon Wharf Limited

Dear Resident

As you know, we purchased South Snowdon Wharf Ltd from Robin and Helen at the end of January and we thank them for their hard work over the past few years. We would like to take this opportunity in our inaugural newsletter to introduce ourselves and let you know what are initial plans are to keep the estate looking good and working for all of our benefits.

## Richard Crookshank

Richard is a Chartered Surveyor with over 20 years experience in residential property. Richard will be responsible for arranging and overseeing works on the estate.

## Susan Crookshank

Susan's background is in computing and she has been running her own property management software company for over 13 years. She will be responsible for administration and accounts.

## Abigail Nixon

Abi is a criminal barrister and Immigration Judge. She will be your first point of contact and will deal with any legal issues.

As you are probably already aware, the purchase of the company was a protracted and difficult affair and an expensive investment for us. However, as long term residents, we felt it important that the company remained in the hands of the residents, as we are sure you would agree.

As part of the purchase price, we paid the full service charge debt to Robin and Helen and are therefore very grateful for the large number of residents who have paid so quickly. For clarification, those accounts were produced by Robin and signed off by his accountant and issued before we completed the purchase. We hope that in the future, you will find the service charge demands clear and fair.

These are obviously very early days and we will aim to keep you informed of any major plans.

The following things have already cropped up:

### Bins

As you may have heard, the local council are in the process of reducing their rubbish collection from weekly to fortnightly. This could produce potential problems in peak season and so we are presently negotiating with a private refuse collection service as to the possibility of them collecting on the second week. We are also looking at the option of installing recycling bins on site. We hope that this will be sorted well in advance of the busy season.

### Ffestiniog Railway

You will have seen that the works are now well underway close to the old Leos/Coop site. You will remember that the railway acquired the entrance to South Snowdon Wharf under the compulsory purchase provisions back in 2004. Previous newsletters referred to negotiating with the railway as to possible compensation for leaseholders for the potential inconvenience caused as a result of the track crossing the access route. No progress would appear to have been made in that regard and so Abi will be talking to the railway as a priority about this. If there are any developments, she will let you know.

### Neighbourhood Watch

We have been made aware that there were some problems caused by rowdy local youths on the estate at the beginning of January, which involved the police being called. We are grateful to our Neighbourhood Watch activists for their help in relation to this. Whilst there thankfully remains a very low level of crime in the area, the police will now be giving us cards with local numbers printed thereon which should enable us to summon swifter assistance if needed in the future. These cards will be distributed when we receive them.

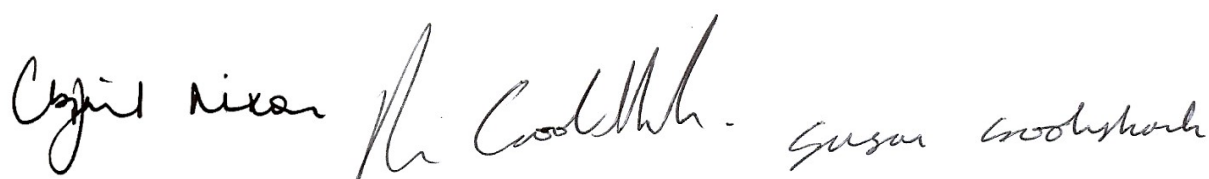
### Points of contact

For all day to day matters, please continue to contact John Chirgwin who happily remains with us.

For all accounts matters, please contact Susan on [accounts@southsnowdonwharf.co.uk](mailto:accounts@southsnowdonwharf.co.uk) or 57 Stafford Road, Stone, Staffs ST15 OHE.

For all other matters, please contact Abi on [abi.nixon@southsnowdonwharf.co.uk](mailto:abi.nixon@southsnowdonwharf.co.uk) or 4 Pitmaston Road, Worcester WR2 4HY.

Yours sincerely



Abi Nixon John Chirgwin Susan Crookshank