

South Snowdon Wharf

Service Charge Accounts

Accountants

Following advice from our accountants and to introduce further best management practice the bank accounts for the service charge and South Snowdon Wharf Ltd have been completely separated. We have kept the headings of the service charge account similar and included last years amounts to aid comparisons. The only change is the inclusion of insurance within the report and as we previously explained there will not be an interim demand for insurance in 2009 it will be included in the January 2010 demand.

Roofs, Stairs and Painting

The amount spent last year was artificially low as work was delayed until after the sale of the freehold. There has also been a significant increase in the cost of the local Ffestiniog slate.

We are maintaining a list of roofs requiring work and scheduling work based on need. Three roofs have already been booked for re-roofing shortly as well as one wooden staircase to be replaced.

Building Materials & Works

We have been asked in the past what this covers as nothing is built on the estate. This includes the following :-

- The cost of replacing the lead flashing when a property is re-rendered or re-roofed as this is a service charge responsibility being part of the roof.
- All guttering work including work related to re-rendering and re-roofing.
- The extension to the double yellow lines at the entrance to the estate.
- Any other building materials used by John Chirgwin in the ongoing maintenance of the estate.

Drainage & Plumbing

This covers drain problems on the estate which require building work or specialist attention. Also the ongoing maintenance and callout for the sewerage pumping system.

Waste Collection

The private fortnightly collections have in general worked well with some issues during peak bank holiday weeks. Having better information on the requirements for waste collection we will now be investigating increasing the large bin storage and providing recycling facilities on the estate.

Equipment Hire

This is artificially low this year because of a refund from a supplier related to 2007. Also the road sweeper stopped coming onto the estate, this has been reinstated for 2009.

Aerial Repairs

As previously reported work was carried out in the autumn to improve the signal. This costed significantly less than the original quotes passed to us allowing us to carry out work during 2008. We will be monitoring the signal and more work may be required after final switch over in the Autumn.

Electricity & Light

The amount invoiced this year for electricity is surprisingly lower than previous years. The cabling for the lights was changed prior to the sale of the freehold and we will be investigating what the correct charges should be.

Garden

We have moved away from summer bedding as expensive, particularly in time, and invested in shrubs and perennial plants. We hope this year to invest further in larger planting such as more palms or bamboos.