

South Snowdon Wharf January 2012 Update

Service Charge

Roofs and Major Works

This remains a priority for expenditure as required with two roofs being replaced at the end of the year and ongoing work throughout the year to mend leaks.

As reported in May a full structural inspection of the wharf was carried out in the beginning of the year which recommended a survey of the drains as the first priority. This was carried out which revealed that 40% of the drains had defects. In October there was a change in regulations resulting in water companies adopting shared drains although it was unclear whether this would include the drains on the wharf. We have just received confirmation from Welsh Water that they have taken over responsibility and they "will carry out works as and when we consider necessary". Clearly given the state of the drains this could become an ongoing saga.

After much discussion and meetings on site we have persuaded Welsh Water not to replace the water mains on the estate. This work would have been very disruptive to everyone with no obvious clear benefit so we are pleased this is now resolved.

Drainage & Plumbing

Costs were significantly higher this year for drains with increased call out for faults earlier in the year and the replacement of one of the pumps costing just over five thousand pounds, there have not been any problems since then. The service charge will be responsible for the pumping station until at least 2016.

Building Materials & Minor works

More properties than usual were re-rendered this year requiring work to the lead flashing which as part of the roof is the responsibility of the service charge. This has meant an increased expenditure on lead within the building materials.

Waste Collection

This cost has increased as the cost of each bin collected went up by 11% and we had 2 new bins provided for the central bin store. Without recycling this cost would be significantly higher not to mention the problems we had with overflowing bins.

Electricity and Light

Last year money was spent on replacement glass for the floor lights. This has not been required this year so the costs are lower being just ongoing maintenance and electricity.

Garden

All of the large beds have been covered with slate chippings and a programme of regrouting between slabs has started to reduce weeds. Some plants were purchased at the beginning of the year to fill the herb bed and replace winter losses.

Rumours

There have been several rumours circulating the estate with regards the lease and in particular bin stores/porches. When we took over the estate we believed like others that the area under porches were included within house leases. However during a sale this year we were asked to measure a property in detail to correct anomalies on a lease plan and it became clear that porches are not included within the lease.

This is actually consistent with the flats where there is a communal bin store and on checking many leases we cannot find any bin store included within the lease either by measurement or shape on the plans.

This does not however mean as has been rumoured that all leases have to be changed or a 'porch tax' is to be introduced or that filled in porches have to be opened up again. The current leases are not to modern standards and have many inconsistencies so a new lease has already been drawn up to remove these. Where a property is being sold and there is an issue with the lease SSW can provide a new lease to solve potential problems.

Cob 200

The weather was kind and there was an excellent turnout for a very successful event raising £657.55 for the RNLI, thanks to everyone for their generosity and support.