

South Snowdon Wharf January 2013 Update

Service Charge

Roofs and Major Works

Four roofs were replaced at the end of the year costing around £22,000 with ongoing work throughout the year to mend leaks.

The structural inspection of the estate last year recommended a variety of work on the wharf walls with the priority being to the corner point opposite ballast island where there is evidence of erosion and the slabs constantly need releveling. The work is in two parts, repointing between the rocks to reduce the sea coming through and then pressure grouting behind the wall to replace the eroded material. After months of form filling and bureaucracy we finally got permission to carry out the work and the first stage was completed just before Christmas. Early this year the slabs around the corner will all be lifted and the area pressure grouted and the slabs relaid flat. The exact area regrouted is not known as the extent of the erosion behind the wall cannot be determined until the work is done.

Drainage & Plumbing

There was a significant drainage problem affecting one of the blocks of flats during the year as well as the regular pump maintenance.

Building Materials & Minor works

This cost remained high as more properties than normal were rerendered due to previous cold winters requiring lead flashing and gutter work which is the responsibility of the service charge. Cleaning the slabs and regrouting has been popular and will be continued.

Aerial

The television reception has become more consistent since the digital switchover with no work carried out this year, but we will continue to monitor it.

We have been asked by the harbourmaster to remind people of the need of the need to register their boats with him even if they only launch from the estate slipway.

CCTV Security

Following problems during the summer with antisocial behaviour some residents have suggested installing CCTV cameras. This would cost thousands of pounds to install and because estate is public space there would be ongoing costs and legal implications to satisfy data protection rules as well as maintenance. There are concerns that it would act as provocation and having cameras covering only the entrance would not stop problems just move it to other parts of the estate and to cover the whole estate would be very costly.

This is a serious decision with potential major implications for the estate so we would welcome your views either by email to info@southsnowdonwharf.co.uk or by completing the slip below and returning it to us. Further independent professional advice would need to be obtained before any action is taken.

- I would like to have CCTV on the estate : Yes / No
- If Yes - I would like CCTV to cover only the entrance / the whole estate / other
- Comments :