

South Snowdon Wharf January 2016 Update

Roofs and Major Works

The repointing of the wall on the corner overlooking the cob was completed and some initial grout pumped into the wall. The £7,500 spent in 2014 which was not charged in last years figure has been included in this years total

This category covers the larger expenditures which we plan over several years to try and avoid significant variations in the service charge. Other works being planned are :-

- Complete the grouting at the corner overlooking the cob and relaying the slabs afterwards, planned for 2016.
- Stabilising work to the wharf wall by the dinghy park.
- Relaying slabs on the corner by the harbour wall damaged by traffic cutting the corner.
- Replacing slates on the tops of the walls
- There is an insurance inspection later this year which may identify other work.

Drainage & plumbing

Welsh Water have now taken over the pumping station and they are also responsible for all shared drains outside of the buildings. John Chirgwin still checks all the drains and clears blockages outside of the building where they are not shared between properties.

Waste Collection

The cost of waste collection has increased as the council only collect once every three weeks, Grays waste collection are paid for the other weeks.

People are still leaving many items in the bin store that will not be taken by Grays or the Council and we are having to arrange disposal. Please do not leave large items in the store, take them home or to the local tip.

Electricity and light

The electricity bill has reduced as we no longer pay for the pumping station electricity. The ground lights remain a problem with water getting into the fittings and it is then very time consuming as each light needs to be checked to find the fault.

Wifi on The Estate

There have been two upgrades to the Wifi system on the estate and the service level has improved significantly for most of the time with some strain showing on peak bank holiday weekends when the estate is particularly busy.