

JUNE 2017 UPDATE

TV Signal

A couple of residents raised concerns in their service charge responses about the TV signal. We currently have two aerials on the mast one pointing to the main transmitter near Aberdovey and the other one pointing to the local relay station. The objective was to provide a backup signal if the main transmitter was down, but this does not happen. We have investigated pointing only to the local transmitter but this is apparently not any more reliable and as there are no engineers onsite there if it does go down it can be out for days.

The recommendation from the engineer is to have only one aerial to avoid the risk of interference, but to upgrade it to a higher power. This work has been done and the signal power has increased. We would still expect there to be problems sometimes dependent on the weather common to the rest of Porthmadog but the signal should now be a bit more reliable. Without a very significant investment with cabling on the whole estate we are advised there is little more that can be done.

Wall Works

After extensive conversations with Rock Engineering work has now started on repairing the tops of the wharf walls. Having trialed last year a small area by the dinghy park the rest of the low wall is having the top layer removed and new slates laid. Where possible the slates removed will be saved and added to the stock of slates already held. These will then be used on the estuary side of the estate to repair the wall tops in keeping with the original. At this stage we do not know how much wall on the estuary will be repaired as we do not know how much slate can be saved.

Having invested in repairing the wall top could we please ask people to stop putting barbecues on the wall top even with legs on the barbecue as the heat does damage the slates.

Council Tax

Several residents are investigating not paying the second home council tax increase due to be introduced next April but at the moment we have no more real information to share. If we have any information before next January we will put it on the web site www.southsnowdonwharf.co.uk

Dinghy Park

Long term residents of the estate will have noticed the gradual shift from small tenders to canoes and sailing dinghies. This has provided some new challenges for the varying shapes but a couple of boats have left recently so if you do want to keep a boat on the dinghy park please contact us to find a space as we are always happy to see more people enjoying being on the water.

Future Works

As well as normal ongoing maintenance work there are a few roofs with refurbishment work planned. We have also identified some larger areas of paving for lifting and relaying level but this will be carried out dependent on spending during the year to keep the service charge reasonable and contractor availability.