

## **South Snowdon Wharf January 2021 Update**

2020 was certainly a year of many parts and it looks like 2021 will be different too. During lockdowns the estate was completely deserted, thank you to all of you who observed guidance and did not visit, it was much appreciated. Then during the summer it was full to capacity which caused its own problems, some of which are reflected on below. One thing that has changed on the estate over recent years with the changing pattern of lettings is the greatly increased number of holiday makers, many of whom do not know the estate. It is not uncommon to find people wandering around looking for the bin store or parked in very unusual places. With this in mind we will be producing an information leaflet to go up in the noticeboard and on the web site to help. As owners you are still responsible for ensuring your guests follow the conditions of the lease, could you please therefore share this information for the sake of everyone.

One other problem that has been raised is dogs. In particular the dinghy park is used as a dog toilet and many people are not clearing up after their dogs. There is a bin at the top of the slip way could you and your guests please use it.

### **Insurance**

As noted in the Bayliss and Cooke insurance letter Allianz carried out an inspection of the estate early in 2020 and were very positive about the site maintenance and risk management. However they did request a rebuilding valuation as this has not been done since 2014 and there has been significant construction inflation over this period. We hope to have the results of this valuation before we send out letters in June

### **Site Supervisor**

We are very grateful to John Chirgwin this year for looking after the estate for the long periods when most people could not be there. His presence has also been very important when the insurance companies consider the risk and he increased inspections during lockdown to help this.

It is clear when we analyse the work carried out on the estate that the level of ongoing maintenance is increasing as the estate ages (we all know that feeling). Last year 35 properties needed roof work, 10 gutter work, 5 drains cleared and 7 TV aerial repairs.

We constantly monitor what work is required and where possible make changes to reduce future workloads. An example of this is the gardens where we are changing the emphasis to shrubs and planting that requires less annual maintenance. Because of lockdown no new plants were bought this year but a lot has been done to change and control the existing plants and hopefully we will be able to fill in the gaps this year.

### **Roofs and Major Works**

- £6,231 replacing the wall tops on the stretch of wall facing the railway and several smaller areas of repair.
- £8,460 lifting and relaying a large area of slabs outside 26-28 which was uneven and an insurance risk hazard.
- £6,314 installing new rain water drains in the parking area from 35 to 40 connected to the central rainwater gully in the road similar to the area done last year.
- £1,958 on lockable parking bollards overlooking the harbour. For many years there has been a problem of antisocial behaviour with groups of people gathering in their cars. When the estate was busy in the summer we were able to reduce this by encouraging people to park their cars there so there was no space, but this cannot work when the estate is quiet. Visitor parking is still available in the bay by the slip way which cannot easily be cordoned off. The bollards will be left up when the estate is quiet and John Chirgwin will lower them as required.
- The remainder on a new roof requiring urgent repair and roof repairs employing contractors.

## **Waste Collection**

The cost of each bin being emptied has increased again and over the summer the estate was very busy. Although we asked in the summer newsletter for people not to abuse the bin store it was sadly ignored and it was used as a general dumping ground for bedding, furniture and large cardboard boxes. We do not have enough bin capacity for this, please either take it to the council tip yourself or take it home to dispose of.

Aswell as it being unpleasant the council have complained and threatened to stop collecting the recycling as it is mixed and overflowing. They do this weekly at no charge so if they stopped it would be a significant additional expense so we need to take some action to avoid this.

By tidying the compound and rearranging the steel barriers we can create enough space to put additional recycling bins beside the large green bins at the railway end of the estate. This work will start straight away but cannot be completed until lockdown is released as the additional barriers are being made in Staffordshire.

From January 2021 John Chirgwin will no longer empty people's bins, it will be your responsibility to take all rubbish and recycling to one of the bin areas. This increases capacity as we will not need to keep a bin locked and empty for collecting from individual properties.

If these changes do not resolve the problem we are not sure what more can be done other than build another bin store, but where ? So please be more considerate, do not put large items in the bins and if they are full don't leave items piled up, take it home and try later.

## **Equipment hire and contracts**

As expected Gwynedd council billed us in 2020 for the road sweeper in 2019 that they had not billed. However they have not visited since February so we did not get double billing, we will be trying to get them back in 2021.

## **Electricity and light**

- £951 on aerial repairs including new connection boxes and problems with the network. If you have problems with your signal please contact John Chirgwin to arrange an engineer to visit. If the fault is with the network it will be paid for by the service charge however if it is in the property cabling the service charge will not cover it. New Sky dishes are not permitted on the estate, the ones that exist were put up many years ago with previous owners permission.
- £228 on replacing street lights with LED versions when the originals broke.
- £3,167 on solar lights to replace the floor lights. The trial of solar light on the short stretch facing ballast island was successful but we decided we needed a long term fixing. A stainless steel bracket to be fixed to the wall to both protect the light and provide flexibility for the angle they point has been designed, prototyped and is currently being made. The lights have been delivered and will be prepared for fixing. Unfortunately this is all happening in Staffordshire so we do not know when the completed lights can now be delivered onsite. Three post lights that cannot be installed on the wall have been installed by the dinghy park slabs. Once the solar lights are installed the floor lights will be removed along with the electric cabling.

## **Future Plans**

- We have received quotes and approved work for slab relaying and drainage work outside the bin store which should be completed early in 2021.
- The area of slabs by the road outside 60-73 is broken and uneven and we are trying to get quotes to lift relay using slabs we have saved over the years.