

JUNE 2021 UPDATE

It has been another strange six months since the last update with Covid still dominating our lives and stopping most people visiting the Wharf. Let us hope that things are improving and we will all be able to enjoy such a special place again. This update is slightly later than usual as we have been waiting for information on the building insurance valuation.

Insurance

As detailed in the January update the insurance company put a condition on the insurance that we obtain an updated rebuild valuation. We have just received that and not surprisingly the valuation is higher so the insurance costs will increase. We have paid the increase for the remainder of 2021 which will be included in the service charge due in January 2022. We will be delaying any non major work that is not urgent but we would still expect the service charge to go up by at least £100 more than normal in January.

Works

The slab relaying work started before Christmas by the bin store was completed in January, future areas have been identified but will not now be done until 2022.

Two roofs have required replacement with two more booked in for the Autumn. As you may be aware builders are very busy at the moment so with a 6 month lead time for major works, it is likely even if more major roof work is identified we will not be able to get it completed in this year.

Lights

The new light brackets and solar powered lights are being installed and proving popular as they are not on all the time and only come on as you walk past (better for star gazing). Once they are fully installed we will take out the floor lights and fill the holes.

Bins

The compound by the railway water tower has been cleared out, a new concrete slab laid and new fences installed. Additional recycling bins have been delivered so we now have a secondary rubbish bin area for the top end of the estate. We now have the equivalent capacity of a third of a normal wheelie bin per week per property covering both rubbish and recycling. This should be enough storage if people are sensible and crush recycling and do not throw away large items. If it is not then there is a risk we have to put up more bin stores around the estate which I am sure will be very unpopular.

Gardens

The estate has a large amount of planting so to keep the workload and costs down we are continuing the drive for a less labour intensive plant scheme. Planting that requires ongoing care such as perennials are being removed except where owners have taken responsibility. We have been removing old and overgrown shrubs and replacing with suitable coastal shrubs.

It is clear shrubs do not survive well in the round planters so we have replanted several of them. This means there are now four planters in the middle of the estate planted with herbs for anyone to use.

Communication

We have updated the web site www.southsnowdonwharf.co.uk and any updates as well as the regular six monthly and service charge accounts will be put there in future.

Because people could not travel in January many people did not receive their service charge letters and requested email copies. As required by the law we will continue to send letters to a UK address, if you do not receive it for any reason please check the web site for information, we will not be sending emails in future.

Parking

The barriers have been successful so far at reducing the car related anti social behaviour. As noted in January we are not handing out keys to residents, John Chirgwin has a key and will be monitoring the situation and adjusting the parking.

Anti Social Behaviour

Over recent weeks there has been an increased problem with anti social behaviour around the estate including damage to the wharf walls and some graffiti. The latter is rare and it is usually just children enjoying the water which is not an issue but unfortunately sometimes being inconsiderate to other people with noise and music. This does count as anti social behaviour and if it is a problem the best people to deal with it are the police.

You can do this by phoning 101 or online on the North Wales Police website. Members of the public do have access to the estate by foot therefore it is deemed a public place not private property making anti social behaviour a police matter. Although the police may not take action for an individual incident an increased number of reported incidents will have an effect.

Holiday Lets

Over recent years there has been a significant increase in the number of properties being let out and in particular the number of visitors on short term Airbnb lets. This is causing some interesting issues with the increased number of people not knowing the estate, for example where the bins are, where the visitor parking is and the rules on dogs not being a nuisance.

Could we please remind owners that their leaseholder obligations still apply to their guests and it is their responsibility to ensure their guests are properly informed. We have put up more signs around the estate and on the web site if you would like to print copies for your guests.