

JUNE 2022 UPDATE

Works

Two new slate roofs have been completed and the scaffolding removed. Following issues with obtaining flat roof quotes we have requested quotes from another contractor, still hopefully to be completed this year.

The old floor lights have been removed and work started to remove the light casings. Unfortunately there has been a delay with contractors so we have not been able to concrete in the chippings to stop them from being constantly thrown in the sea, this will be done as soon as we can arrange it.

Broadband

Porthmadog is one of the first areas where the Welsh government is improving fibre broadband. Openreach have, with our permission, done some preparatory work to provide a fibre network on the estate installing underground conduits. The next stage is to install wiring from these conduits to link all the buildings together, similar to the tv aerial wires but on the car park side of the buildings. This will involve putting a small box on properties with wiring below the render line. This work has been delayed so that all owners can be notified in this newsletter that there will be some wires and boxes attached to their properties. If this work is not done then the estate will not be included in the fibre upgrade plan. With the improved options for internet television we will certainly not allow any new satellite dishes and would ask anyone with redundant satellite dishes to remove them.

Blocked Drains

The majority of the drainage system on the estate is the responsibility of Welsh Water. If you have a blocked drain we would recommend phoning Welsh Water on 0800 085 3968 who will ask questions to check the location and have been very efficient in sending someone out to solve the problem. Most of the blockages are caused by wet wipes and similar, please do not put these down the toilet.

Anti Social Behaviour

There have been a few cases of anti social behaviour over the last couple of months and as recommended the police have been contacted on 101 and they have attended onsite and had 'a chat', which worked. If you experience a problem please contact the police.

Council Tax

We have been contacted by many residents to express their views on the Welsh Government proposal to increase council tax on second homes and to make the rules for business rates stricter. Although we agree with people we have no intention of setting up any form of estate campaign group to oppose the proposal. The proposal does seem to have significant local support and we do not think we would be able to achieve anything to stop it but it could be very unpopular to try.

Electric Vehicles

As promised in our last update we have been investigating electric car charging options. This included the insurance implications and we received very clear advice that the health, safety and fire risk issues and resulting insurance risk meant we need to change our rules. **Charging an electric vehicle from your property is not permitted in any circumstances and would be a contravention of the lease.** This includes charging from the domestic circuit and the installation of a dedicated charging point.

We are continuing to investigate providing an estate wide solution for charging but as I am sure you would appreciate it is a very uncertain picture. The good news is the new Premier Inn has 6 EV charging spots which will apparently be available to the public.

Letting

As noted in our last newsletter there has been a significant increase in the number of properties let out. 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. For example that each property only has one parking spot, where the visitor parking is, not to park on the slabs, where the bins are and not to charge electric cars.

Consent For Alterations

It is a condition of the lease that leaseholders need permission for significant internal alterations e.g. moving walls and any external alterations. In the vast majority of cases there are no issues and permission is given. However some changes have a wider impact on the estate and may not receive approval. We do monitor the work carried out and take action where approval is not obtained. If you are planning work please talk to us first, it is much better for everyone if we discuss ideas before any work is carried out.

Bins

As noted in the last newsletter, the individual property rubbish bins are no longer emptied by John Chirgwin and rubbish needs to be taken to the communal bins provided.