

South Snowdon Wharf Limited

78 Stafford Road, Stone, Staffs, ST15 0EX
Tel : 01785 817087 Email : info@southsnowdonwharf.co.uk

The 2023 Service charge accounts have been completed and posted to the nominated postal address all owners along with the December ground rent demand.

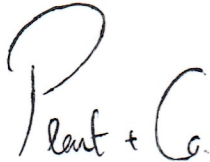
In recent years there have been issues with people being abroad or unable to travel to the property where the demand has been sent causing delays in payment and arrears fees being charged. To avoid this, we are publishing the service charge account on the estate web site. This does not include the ground rent as that varies by property but as nearly everyone now pays by standing order this is not a significant issue.

The service charge for 2023 due in January 2024 is £964.99 and should be paid to the service charge account service charge account for South Snowdon Wharf Ltd, Barclays account code 50509744 and sort code 20 45 45 using your property number as the reference.

Thank you to all of you who pay promptly it is much appreciated. Unfortunately there are a minority of residents who consistently require reminders to pay and we hereby notify all late payers that **reminders sent will attract a £20 charge.**

SOUTH SNOWDON WHARF LIMITED
Lessors Expense Account
For the year ended 31st December 2023

2021	2022	Expenditure	2023
£	£		£
51,588	68,260	Insurance	73,406
21,034	21,081	Site supervisor	21,664
24,116	15,718	Roofs and major works	14,727
655	701	Building materials and minor works	1,362
4,325	4,100	Waste Collection	4,806
355	300	Equipment hire and contracts	415
673	655	Accountancy & bank charges	637
772	301	Electricity, light and aerial	1,191
1,215	-	Garden	-
<u>104,733</u>	<u>111,116</u>		<u>118,208</u>
15,710	16,667	Management fees 15%	17,731
<u>(2,289)</u>	<u>(1,941)</u>	Insurance refund	<u>(2,770)</u>
<u>118,154</u>	<u>125,842</u>	Balance to pay	<u>133,169</u>
856.19	911.90	Service charge for year	964.99



PLANT & Co Chartered Accountants
17 Lichfield Street
STONE ST15 8NA

Accountancy Certificate To South Snowdon Wharf Limited

We hereby certify that in our opinion, this statement is a fair summary complying with Section 21(5) of the Landlord and Tenant Act 1985 of the costs incurred on behalf of the development known as South Snowdon Wharf, Porthmadog in connection with the matters for which the service charge is payable, and is sufficiently supported by accounts, receipts and other documents which have been produced to us.

January 2024

South Snowdon Wharf January 2024 Update

Please find enclosed the annual service charge demand. Below are details on what has been done during the year and explanation of changes in cost.

Insurance

Fortunately the increase have not been as serious as last year, the enclosed insurance letter from the broker provides an explanation.

As reported last year concerns over flooding limits the options for insuring the estate. Natural Resource Wales produced an update on their 'Porthmadog Flood Risk Management Project' in October which has been uploaded onto the estate web site for information. They expect to be consulting on a short list of options in 2024 and we will put any updates on the estate web site when we get them. This project relates mainly to river flooding but it appears that the map for sea flooding was updated at the end of November with several areas of the estate classed as high risk.

Site Supervisor

We would like to thank John Chirgwin for his continued care of the estate. He is the first point of contact sorting many little issues before most people even notice them. His time remains fairly equally split over the year between gardening, repair work and regular site management.

This year there have been 18 roofs requiring minor repairs and 11 properties with new or repaired gutters. There were 16 drains cleared this year compared to 5 last year. Some repeat issues have been identified and either drains repaired or further investigation planned. However the biggest problem is with wet wipes particularly in properties that are let out. Please try to stop your guests from doing this, a blocked drain is never good for your reviews.

Welsh Water are responsible for responsible for all shared drains which they define as drains beyond the first man hole. If you have a problem with your drains we would advise you contact Welsh Water on 0800 085 3968.

Roofs and Major Works

Fortunately there was limited roof work this year with one small slate roof replaced, a party wall detail waterproofed, a flat roof replaced and some minor repair work. As reported in June the wall by the slip way was rebuilt to repair the developing hole by the gate. The slabs opposite the visitors car park were lifted and relaid or replaced where they were broken.

Waste Collection

As well as the cost per bin increasing there was a 15% increase in the volume of waste this year compared to last reflecting the increased occupancy on the estate.

We have had several queries during the year related to bin collection for properties registered for business rates. Gwynedd Council collect the recycling every week and the general waste green bins every third week. This is for residential waste and paid for by domestic council tax. The charge within the service charge is for Veolia to collect the green bin general waste for the other two weeks as we do not have enough storage capacity for three weeks waste. The fee within the service charge is not a commercial waste collection service.

Equipment Hire and Contracts

As noted in the June update Gwynedd Council have resumed their pest control service on the estate, however there was not a charge this year in acknowledgement of the poor service the year before. The charge in this years accounts was hiring a powered sweeper to try and clear the moss on the paving. It was not particularly effective and will not be hired again.

Electricity, light and Aerial

9 properties had issues with TV signals some requiring new junction boxes aswell as new relay boxes around the estate. The service charge is responsible for the TV aerial to the box outside, all cabling from there is the owners responsibility.

Garden

No new plants have been brought this year, the gardening represents about a third of the site supervisor costs.

Broadband

Several properties have upgraded their broadband service requiring new cables from the external box to the connection inside which is not straightforward if the property does not have a ground floor. Could we remind people that they do not have a right to put cables on properties below them. The preferred solution is to route cables up through the bin stores. If this is not possible please speak to your neighbours before letting cables be attached to their wall. Cables should not be tied to rainwater pipes.

Dinghy Park

The dinghy park is full with people asking for space. If you do not use your boat any more and do not need the space please let us know. There are a currently a couple of unidentified boats which will be removed at Easter if not identified and paid for. Please do not leave boats there without talking to us.

Freeholder Responsibilities

With the increased number of properties being let out some owners are expecting us as freeholders and John Chirgwin as the caretaker to take an active role in supporting their letting business. This goes beyond the requirements of the lease and what is chargeable to all residents within the service charge. We would request that if you let your property out you ensure you have appropriate local support.

St John's House
Weston Road
Stafford
ST16 3RZ

T: 01785 212 424
F: 01785 212 525
E: enquiries@baylissandcooke.co.uk

www.baylissandcooke.co.uk

To Whom It May Concern

Our Ref: 13982965
02 January 2024

Dear Sirs

Insurance Arrangements - South Snowdon Wharf Ltd

On behalf of the Directors of South Snowdon Wharf Ltd, we write to confirm the insurance cover for the coming year will remain with Allianz Insurance plc, who have been your insurers for the last 19 years. This longstanding key relationship means they will provide insurance including Flood cover in this unique location. Whilst the wider market continues to be less receptive and not prepared to provide to quote for Flood cover.

As you are aware, in April 2021 a rebuilding valuation was carried out of the Estate (excluding the Wharf Structure) and since this time your insurer agreed to remove the underinsurance clause, subject to the application of inflationary index linking uplifts to the building sum insured at each renewal, which this year has increased by 3%, adjusting the sum insured to £26,937,174 as a result.

The current restrictions on the policy which apply in respect of Flood cover has been maintained, limited to a maximum payment in any one year to £1,500,000 for all claims in this respect. The Flood Excess continues to be £50,000, which reduces to Nil once again with the benefit of Flood Protection cover which is purchased separately.

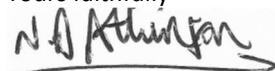
On the following pages you will find a brief synopsis of the cover and the excesses applicable in the event of a claim and in particular, we would draw your attention to the **Unoccupied Buildings Condition on the final page which must be read, understood and complied with. So please take time to review these critical terms and conditions and advise us in writing if your property is going to be unoccupied.**

Please also remember that Insurers have requested we advise them where your property will be undergoing renovation or alteration or conversion where contractors are being used and the value of that contract exceeds £10,000. This requirement applies also to alterations to, or removal of any load bearing walls or other safety critical structure where the contract value is less than £10,000

Should you have the misfortune to suffer loss or damage, please call during normal office hours. Alternatively, you can leave a message on our voicemail, which is monitored over the weekend.

Please feel free to contact us if you have any questions - A full policy wording is available on request if required.

Yours faithfully



Neil Atkinson
Director – (natkinson@henshalls.com)

SOUTH SNOWDON WHARF LIMITED
SOUTH SNOWDON HARBOUR, PORTHMADOG, GWYNEDD LL49 9ND

Insurer: -	Allianz Insurance Plc
Policy Number: -	SP13950456
Insurance Period: -	25 December 2023 – 24 December 2024

This Schedule of cover has been prepared to provide details, including Sums Insured, Perils, Limits of Indemnity, for **full details** of your Insurer's Terms, Conditions & Warranties, reference should be made to the original policy document

Material Damage – Buildings including Wharf £26,937,174

For the purpose of this insurance the Property Insured is: -

The buildings (including foundations) at the Premises including the following situate on in or at the premises: - fixtures and fittings (including communal television and radio receiving aerials, satellite dishes and related fittings on or in residential Premises), fixed glass, fixed sanitary ware in on or pertaining to the buildings, furnishings and other contents of common parts of the buildings including seasonal items building management and security systems gangways pedestrian malls and pedestrian access bridges, walls gates fences and services, fuel tanks and their ancillary equipment, pipe work, car parks roads pavements forecourts and similar hard surfaced areas all being constructed of solid materials, landscaping (including trees shrubs plants turf and other forms of vegetation) including garden furniture street furniture ornaments.

Perils Applicable	Excess
Fire	£500
Lightning	£500
Explosion	£500
Aircraft	£500
Riot, Civil Commotion, Malicious Persons	£500
Earthquake & Subterranean Fire	£500
Storm	£500
Flood	£Nil
Escape of Water from any Tank/Pipe/Apparatus	£750
Impact by any Road Vehicle	£500
Subsidence/Ground Heave/Landslip	£1,500
Breakage of Glass/Sanitary Fixtures and Fittings	£500
Accidental Damage to Underground Pipes & Services	£500
Terrorism	£Nil
Any Other Accidental Damage	£500
Loss of Rent £400,000 – 12 Months	£Nil
Alternative Accommodation 20% of Building Sums Insured – 24 months	£Nil
Wharfside Wall Structure – all perils including subsidence	£10,000

- No Storm cover in respect of Gates and Fences
- Flood Deductible Infill cover per claim and in the aggregate
- Recommendation that a Fire Extinguishing Appliance be available in all properties and kept in a strategic position and suitably maintained.

Terrorism

The policy has been extended on the payment of premium to include terrorism cover other than Harbour Walls

Property Owners Liability - Limit of Indemnity £10,000,000 – each & every claim

“Unoccupied” definition:-

“Any building or part of any building that is unfurnished, untenanted, empty or no longer in active use for a period exceeding 60 consecutive days in respect of any building solely used for residential purposes.”

Unoccupied Buildings

It is a condition precedent to the liability of the Insurer that

A. The Insured must notify the Insurer in writing as soon as they become aware that any buildings or parts of any buildings are or are to become Unoccupied. The Insurer will notify the Insured of the terms and conditions to apply to such buildings and the Insured may be required to pay an additional premium.

B. in respect of any buildings or parts of any buildings that are Unoccupied or become Unoccupied after the commencement of cover under this Section until such buildings or parts of buildings again become occupied the Insured or their nominees must

a turn off electricity gas and water supplies at the mains and drain down all water systems except for those

i. connected to automatic fire alarm or intruder alarm installations

ii. connected to automatic sprinkler installations or other fire suppression systems

b. maintain automatic sprinkler installations and other fire suppression systems automatic fire alarm and intruder alarm installations and keep them fully operational

c. maintain a level of heating sufficient to prevent freezing of automatic sprinkler installations

d. secure the buildings and all points of access against entry by intruders and put all protective and locking devices and any intruder alarm installations into full and effective operation

e. remove all waste unfixed combustible materials and gas bottles from the interior of the buildings including any communal parts and from any external areas owned by the Insured

f. carry out an internal and external inspection of the buildings at least once every 14 days and

i. maintain a record of such inspections

ii. ensure that any defects in the condition or state of repair of the buildings or defects in security or alarm or fire protection installations are rectified remedied or repaired immediately

g. notify the Insurers Immediately if the buildings are to be occupied by contractors for the purpose of

i. carrying out any work which involves alteration to or the removal of any load bearing walls or other safety critical structures, or

ii. any other renovation alteration or conversion works where the value of the works equals or exceeds £10,000

h. complete any risk improvements put forward by the Insurer within the timescale specified unless the Insurer agrees otherwise in writing.