

## **JUNE 2023 UPDATE**

### **Works**

The wall by the visitors car park next to the slipway gate has been rebuilt. The developing hole turned out to be much bigger than expected from sea erosion. This is now mended and the tarmac levelled and made more secure. The slabs opposite the visitors car park were very uneven and broken where people have driven over them. These have been lifted, relaid and broken slabs replaced.

Contractors have provided quotes for several areas of roof and we are hoping that this work will be completed soon. We have also instructed contractors to mend the wall tops where they have been vandalised. There are no other major works planned this year but there may be emergency work.

### **Pest Control**

We had been unable to contact Gwynedd Council with regards the pest control work but when we cancelled the contract they contacted us. We are not being charged for this years contract in acknowledgement of these issues and they have been doing some work to remove rats from the bin store and drains. If you have a rat problem please contact John Chirgwin and he will coordinate with the council.

### **Flooding**

As you may have seen there is a "Porthmadog Flood Risk Management Project" in progress. We are in contact with them to make sure the interests as a wharfside development are represented.

### **Electric Vehicles**

As promised we have continued to investigate providing electric charging points. Fast charging would be expensive to install and the potential solutions involve opening up the site as a commercial public recharging area which we do not think is a sensible idea. We will continue to monitor this evolving issue.

In the meantime can we remind you charging an 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.

### **Letting**

Since the increase in Council Tax there are significantly more 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 where the bins are and not to charge electric cars.

### **Parking**

As the estate gets busy there are increasing complaints about parking. Every property has a dedicated parking spot for one car or boat trailer. Please do not park in your neighbours space or on the slabs there is visitor parking by the harbour at the entrance to the estate.

### **Consent For Alterations**

It is a condition of the lease that leaseholders require 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.