

South Snowdon Wharf Limited

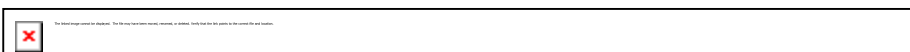
78 Stafford Road, Stone, Staffs, ST15 0EX
Tel : 01785 817087 Email : info@southsnowdonwharf.co.uk

The 2024 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 2024 due in January 2025 is £1,046.68 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 2024

2022	2023	Expenditure	2024
£	£		£
68,260	73,406	Insurance	90,229
21,081	21,664	Site supervisor	21,504
15,718	14,727	Roofs and major works	5,827
701	1,362	Building materials and minor works	684
4,100	4,806	Waste Collection	5,460
300	415	Equipment hire and contracts	300
655	637	Accountancy & bank charges	658
301	1,191	Electricity, light and aerial	774
<u>111,116</u>	<u>118,208</u>		<u>125,602</u>
16,667	17,731	Management fees 15%	18,840
<u>-1,941</u>	<u>-2,770</u>	Insurance refund	<u>0</u>
<u>125,842</u>	<u>133,169</u>	Balance to pay	<u>144,442</u>
911.90	964.99	Service charge for year	1,046.68

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 2025

Plant & Co.

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

South Snowdon Wharf January 2025 Update

Please find enclosed the annual service charge demand and accounts, we have included more details. Ffestiniog railway have notified us that they will be doing work on the bridge by the entrance from the 6th January for two weeks and there will be traffic lights in place.

Insurance

The cost of insurance has increased dramatically this year. As reported in the insurance brokers letter this is for a combination of factors but the main issue for the estate is flood risk protection. Allianz will still provide cover but the excess has doubled which in turn means the cost of the additional policy to cover this has doubled.

As reported previously Natural Resources Wales have a project looking at flood risk management for Porthmadog but the timescales for this do keep extending. We will continue to monitor the situation and look at alternatives to keep the costs at a reasonable level.

John Chirgwin

As always we would like to thank John Chirgwin for his continued care of the estate during the year, but especially so as he will be retiring at the end of March. John has been a constant calm presence on the estate for over 18 years keeping an eye on everything including the people. Many will have experienced his kindness helping sort things out way beyond the normal caretaker duties. Knowing that John is there has reduced the worry for many making owning a part of this very special place a reality. I am sure you will join us in saying a very BIG THANK YOU, we will miss you.

Site Supervisor

Although the hourly rate for the site supervisor have increased over time the costs have remained similar over the last few years as the number hours worked has reduced. We would envisage this increasing during the transition to the new supervisor.

There have been 15 roofs requiring repairs especially with recent storms. 10 properties have had new or repaired gutters. Clearing drains has remained high at 16 events mainly because things put down the toilets. This can be particularly unpleasant for some properties with a back fill of sewage. Please encourage your guests to be more careful about what they put down the toilet.

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 they respond better to direct contact from the owner of the property rather than via SSW.

Roofs and Major Works

Although there has been a lot of minor repairs to roofs we have only had to replace two small roofs this year keeping the cost of this down. There is a roof booked in for replacement and repair work to wall tops from slates being thrown into the sea. These repairs were planned for 2024 but the contractor was delayed because he was doing storm damage repair work for other people.

Waste Collection

The waste collection costs continue to go up due to contractor price increases and increased volumes. The Gwynedd Council Collections are for properties that pay domestic council tax. If you are registered for business rates you must pay Gwynedd Council for a commercial collection or stop using the bins on the estate.

As noted in the June update Gwynedd Council have reduced their recycling collection to fortnightly. We have increased the number of bins to try and cope with this but it is not working and we may need to build more waste storage on the site. **PLEASE BE CONSIDERATE AND SQUASH YOUR RECYCLING** before putting it in the bins and use the council recycling centre for larger items.

Equipment Hire and Contracts

Gwynedd Council have resumed their pest control service on the estate.

Electricity, light and Aerial

10 groups of properties had issues with TV signals this year. Some of the cost of this is within the site supervisor time, this cost here is a specialist contractor fitting new junction boxes. The service charge is responsible for the TV aerial to the box outside, all cabling from there is the owners responsibility.

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 remove it and let us know. Please do not leave boats there without talking to us, they will be removed.

Furniture

There are still a few people placing furniture outside their properties. This is not permitted as these areas are communal land. But more importantly it is encouraging anti social behaviour with furniture being moved or broken. Please keep all furniture inside your property when it is not being used. It is also not advised to leave furniture on the balconies, we have had incidents of them being blown around in the storms and causing damage to properties.

TO WHOM IT MAY CONCERN

Our Ref: 13982965
02 January 2025

Dear Sir/Madam

St Johns House
Weston Road
Stafford
Staffordshire
ST16 3RZ
T: 01785 212424

enquiries@baylissandcooke.co.uk

Insurance Arrangements – South Snowdon Wharf Limited

On behalf of the Directors of South Snowdon Wharf Ltd, we write to confirm that the insurance cover for the coming year will remain with Allianz Insurance plc, who have been your insurers for the last 20 years. This longstanding key relationship means they will continue to provide insurance including Flood cover in your unique location. The superior knowledge that Allianz have in insuring you for all these years enables the most important covers to be provided, whilst the wider market is less receptive, particularly with the Flood cover.

As you are aware, a rebuilding valuation was carried out of the Estate (excluding the Wharf Structure) in April 2021 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 once again increased by 3%, adjusting the sum insured to £27,745,289 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 is now £100,000, however this reduces to Nil once again with the benefit of Flood Protection cover which is purchased separately.

Insurance premiums continue to rise, which I am sure you will have encountered with your own personal covers and this year's costs are no different sadly, with a further steep increase in price. These uplifts are continuing to be driven by a mix of factors, including changing regulations, inflation, rising materials and labour costs, unpredictable weather patterns, as well as an unusually high number of claims being presented. Insurers must balance the need for adequate reserves for claims, so these combinations of events have a significant impact. As a result, to counter this you will see that the general excesses have also increased from £500/£750 to £1,500.

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.

Also critical is that insurers are notified of any claim as soon as reasonably possible please.

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

E-Mail: 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 2024 – 24 December 2025

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 £27,745,289

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	£1,500
Lightning	£1,500
Explosion	£1,500
Aircraft	£1,500
Riot, Civil Commotion, Malicious Persons	£1,500
Earthquake & Subterranean Fire	£1,500
Storm	£1,500
Flood	£Nil
Escape of Water from any Tank/Pipe/Apparatus	£1,500
Impact by any Road Vehicle	£1,500
Subsidence/Ground Heave/Landslip	£1,500
Breakage of Glass/Sanitary Fixtures and Fittings	£1,500
Accidental Damage to Underground Pipes & Services	£1,500
Terrorism	£Nil
Any Other Accidental Damage	£1,500
Loss of Annual Rent £400,000 – Maximum Indemnity Period 24 Months	£Nil
Alternative Accommodation 20% of Building Sums Insured – 24 months	£Nil
Harbour/Wharf side 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.

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 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