

JUNE 2026 UPDATE

Insurance

Zurich will be visiting the site in August to carry out a site inspection and identify any work they would recommend to reduce insurance risk. We have commissioned a topographical survey of the estate to inform decisions on flood protection.

In January we sent you a summary of the insurance cover. Brown and Brown have now provided information on the commission they receive as required by the Multi-Occupancy Building Insurance regulations required brokers to treat leaseholders as direct customers. We have enclosed this information and it will in future be sent out in the January update.

Works

There has been one small roof replaced so far this year and some minor repair work. Barry has replaced a lot of the broken slates on wall tops, sadly he has had to repeat some of this when they have been thrown in the water.

A priority has been clearing out overgrown and congested plants. The estate has a lot of planting and it is a major gardening job to keep it under control. The emphasis is on shrubs that require little maintenance, perennials require too much ongoing maintenance. The round pots remain a problem, they have very little soil so dry out very easily. We have tried many different plants with varying levels of success. We have considered removing them but they are useful to stop people driving over the paved areas.

Painting

We are expecting the contractor onsite shortly and he has a long list of properties to be painted over the summer. Thank you to all of you have booked for this to be done it is very much a shared effort to keep the estate looking smart.

Bins

The council have delivered small food waste bins and liners to all properties and a couple of larger bins for the central collection. If you do use them please use the liners to keep the smell down in the central collection.

Balconies

The balconies are an important feature of the estate and in 2018 we published a design brief for any upgrades to retain original key features whilst providing a safe balcony. This has been followed in most cases and the balconies are looking better.

In a very few cases people have not followed this and we have taken action for the balconies to be changed to follow the brief. If you are considering changing any railing or infill detail please refer to the briefing on the website or contact us. It is very costly to carry out work and then have to change it.

We have had one incident of a steel support failing and the balcony dropping. It is your responsibility to maintain your balcony. Could we please ask you check them and if you need assistance contact us.

Dinghy Park

The harbourmaster is introducing a free registration scheme for all boats that use the harbour to help him return boats to their owners if they get found. Could anyone with a boat on the dinghy park please visit him to get a sticker and give him your contact details. We are giving him a list of boats with the photos we have and the property it is linked to but he needs your contact details.