

Port Dinorwic Yacht Harbour Residential Estate Newsletter



Rules Meeting

Following on from the AGM a few people felt that there were certain rules that needed changing. It was therefore decided to give people an opportunity to express their thoughts. To this end a meeting was set up at the end of March. Despite all residents being notified and a stamped addressed envelope provided the response was relatively poor. Those who did respond consisted of those in favour of maintaining the rules and those who objected to some of the rules.

Even some of those who expressed some concerns about the rules failed to attend the meeting. For those who did attend it was a full and frank discussion and some interesting points came out.

The board has taken into account all the views expressed and it is our intention to provide an alternative set of guidelines to accompany the lease. These guidelines will be provided to all shareholders as part of the 2022 AGM pack for their consideration. ALL shareholders will have the opportunity to vote on this topic at the AGM. The AGM is held on the last Saturday in November of each year. The 2022 AGM will be held at Plas Menai, Y Felinheli at 2.00pm on Saturday the 26th of November.

Refurbishment

The next phase of refurbishment will include blocks 15-25 Ffordd Garnedd and 50-60 Ffordd Garnedd. We are currently in discussions with the building contractors to cost the next phase. Since the last block was refurbished we have had the pandemic but more importantly there have been considerable escalations in all raw material costs particularly building products. As soon as we have further information this will be reported to shareholders.

Other issues

Replacement bins and lids have been on order with Gwynedd Council for many months now. There is a delay but the council are working their way through the backlog. You may have noted that the refuse department have placed new labels on the bins due to a recent inspection that highlighted misuse. For ease of future collections could we please ask all residents to use the bins correctly.

The external lights in the blocks of flats will receive some maintenance over the next few weeks as part of their first 5 year inspection.

The various tarmac repairs to the roads are scheduled to commence in June. Once this has been completed the road marking i.e. parking bay lines, speed bumps, stop signage will be addressed.

Gardens

As many of you will be aware, our Garden contractors notified us in February that they no longer wished to carry out the contract. Subsequently we have appointed Berfa Garden Services to carry out this contract. Obviously as with any new contractors it will take time for them to settle in and understand the particular nuances associated with an extensive site like ours. If you have any concerns please feel free to express these to the office via email - contact details: pdyhre.ltd@outlook.com



History of the Estate

Further to an address by the chairman at the recent rules meeting ,a number of people expressed an interest at making the history of the estate available to everyone.

The harbour at Port Dinorwic was completed in 1901 by the owners of the Dinorwic slate quarry at Llanberis to provide a location for ships to transport the roofing slates from the Dinorwic Quarry to ports around the world In 1969 the quarry ceased trading, and the harbour and some 35 acres of adjacent land was purchased by the Bourne group for an estate of 500 properties to be built around the harbour as holiday homes.

Construction commenced in 1972 but by 1975 following a large rise in interest rates the properties became hard to sell and the Bourne Group ceased trading. The main creditor, Lombard North Central Bank, elected to continue building out the estate whilst in receivership and construction was completed in 1979.

Each property was sold on a 99 year leasehold basis, with a Standard Lease (known as the 1973 lease) which contained a number of Restrictive Covenants and allowed the Lessor to manage the estate and assess a service charge to each property to cover the costs of doing so.

In 1983 the Receivers sold the whole estate, including the harbour, to Ivor Jones, (Hotel Port Dinorwic). Under that ownership the maintenance of the properties decreased each year but the service charge increased. In 1992, Ivor Jones, in attempt to raise funds and stem the cost of maintenance, agreed to sell the freehold of about 17 properties to their owners with a garden lease. The properties were mainly on the seafront side of Glyder. By 1994 Ivor Jones/Port Dinorwic Yacht Harbour Ltd was in financial distress and the bank and creditors placed the company in yet another receivership.

After negotiations with the Receivers, a group of homeowners agreed to purchase the freehold of our estate in 1996, Numberpress Ltd was formed to own the freehold, and a garden lease to cover maintenance of the common areas.. At the same time, the flats (76 in total in 14 blocks) were also transferred to 2000 year leases but with external property maintenance continuing to be included within a similar lease to the 1973 Lease. The transfers and the new garden/amenity Leases all incorporated the Restrictive Covenants of the 1973 Lease

Since then, after building up financial reserves approximately equal to the costs of maintaining the state for one year, the estate has been managed on a non-profit basis and the rules have remained largely unchanged, although PDYHRE are empowered under the Lease to make changes to these rules as required to properly manage the estate.

As a company owned by the property owners of the estate, the Board has taken the view that any changes to the rules can only be made with the consent of a majority of the shareholders.

Bridge

Our last newsletter extensively outlined the issues surrounding the bascule bridge over the harbour and onto the estate.

There are long term repairs required but as we write we are waiting to have further discussion with the Marine Group on this matter. As soon as more information is forthcoming all residents will be informed.

House Exteriors

You are reminded that under current estate rules all freehold properties must be kept in good external decorative order.

To this end the board will be reviewing the exterior of all properties this summer

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