

Dear

23 January 2025

FoI ATISN 23273

Thank you for your Freedom of Information Request to the Welsh Government on the 17 January 2025.

Your request

You asked for:

- 1) A list of SA1 Swansea Waterfront (SA1) Service Charge expenditure.
- 2) How much you should be paying each month within the Beacon development, SA1?

Our response

I can confirm that we hold some of the information you have requested. Using your numbering:

- 1) *A list of SA1 Swansea Waterfront (SA1) Service Charge expenditure.*

Under the various legal agreements relating to the disposals of the SA1 estate the Welsh Government has an obligation to act in accordance with the principles of good estate management to ensure that the estate is maintained as a high quality, mixed use, waterfront development. This includes an obligation to provide a wide range of services, including but not exclusive to, repairing and maintaining roads and footways, grounds maintenance, removal of litter/rubbish and maintenance of the waterfront/dock.

Under each of these disposal agreements Welsh Government is entitled to recover the costs of managing the common parts of the estate through a service charge. This is common practice on estates of this nature. The Welsh Government delivers these services through a publicly procured facilities management contract that has been tendered under public and government procurement protocols to ensure that value for money is obtained.

Each SA1 plot Leaseholder / Freeholder (usually the developer of each individual development) is issued annually the SA1 service charge budget and at the end of each service charge year an independently verified reconciliation account is issued which demonstrates how actual expenditure varied in comparison to the budget, with a balancing charge or credit made to each account as appropriate along with a

covering letter providing an explanation for any increases or decreases in costs for the period in question.

Services for maintaining the SA1 estate common parts and providing services stipulated by the plot leases are:

Management

Management & Estate Fees

24 Hour Helpdesk for all stakeholders.

Estate Utilities

Electricity

Water

Soft Services

Security as required.

External Cleaning & Maintenance of the estate –Please see attached – Planned Maintenance (PPM) Schedule – tab 1 titled List of PPM tasks.

Pest Control for common parts of the estate.

External Landscaping – See attached Pre-Planned Management agreement in place for SA1 common parts which include, Technium Square, link road, weed spraying, area near Norwegian Church, Ice House Square trees.

Snow Clearance / Gritting of all roads and footpaths within common areas and Prince of Wales Dock edge including the dock paths are done every time our Facilities Management Company receive a weather notification for gritting.

Hard Services

Estate Fabric Maintenance and Reactive Repairs – Including but not limited to, fence repairs to common parts of the estate and health and safety matters on site.

Estate Mechanical and Electrical Maintenance & Reactive Repairs – Including but not limited street lighting statutory duties, surveys and inspections and repairs around the whole of SA1 and dock edges.

External road, footpath and public areas Maintenance & Reactive Repairs – Including but not limited to, health and safety inspections and surveys, footpath paving slab repairs, road resurfacing road repairs, highway and estate signage, road markings and painting of public realm areas and benches and power washing of Market Square, Technium Square, and Ice House Square.

Drainage Maintenance and Reactive Repairs – Including but not limited to, statutory inspections and duties and surveys to maintain and repair, gully cleaning and maintenance throughout the estate.

Pumping station Maintenance and Reactive Repairs - Including but not limited to, statutory inspections and duties to maintain and repair, gully cleaning and maintenance throughout the estate.

Prince of Wales Dock Maintenance and Reactive Repairs – Including but not limited to dock water surveys and cleaning and dock walls, pontoons and boom maintenance and repairs.

2) *How much you should be paying each month within the Beacon development, SA1?*

We do not hold this information.

The contractual relationship for the service charge costs for which Welsh Ministers are responsible is between Welsh Ministers and each freeholder / leaseholder of the plot in question. The Welsh Ministers are not party to any of the individual arrangements between the plot freeholder / leaseholder and each resident or how the service charge payments are passed down to each resident.

Next steps

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at: Information Rights Unit, Welsh Government, Cathays Park, Cardiff, CF10 3NQ or Email: Freedom.ofinformation@gov.wales

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:

Information Commissioner's Office,
Wycliffe House,
Water Lane,
Wilmslow,
Cheshire,
SK9 5AF

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely