

19 February 2026

Dear

## **Waterfront Service Charge (ATISN 26636)**

Thank you for your Freedom of Information Request to the Welsh Government on the 30<sup>th</sup> January 2026.

### **Your request**

You asked for information and records relating to the charge known as 'the SA1 waterfront General and Waterfront service charges that Welsh Government levies annually on Codi Group (or Pobl Group as previously known).

You asked the following questions:

1. The amount that the Welsh Government charged either Codi or Pobl for the 'SA1 waterfront charge' (aka 'the Welsh Government & Sea Wall Charge') during each of the last 2 financial years (2024-25 & 2025-26).
2. All records held by Welsh Government departments relating to any final financial decisions made about 'the SA1 waterfront charge' (aka 'the Welsh Government & Sea Wall Charge'). – **You provided clarification - The time period = the last 2 financial years. The records = records which show how the WG calculates the SA1 General and Waterfront Service charges. Including records of any discussion about those calculations between WG & Codi Pobl (e.g records of whether Codi/ Pobl has had any input into the decision making).**
3. All correspondence & other contact records between the relevant Welsh Government departments & Codi & Pobl relating to 'the SA1 waterfront charge' (aka 'the Welsh Government & Sea Wall Charge') for the 2 financial years 2024-25 & 2025-26. **You provided clarification – request for the correspondence (e.g. letters & emails) & contact records (e.g. minutes of meetings) between the relevant departments (i.e. the departments that have responsibility for coordinating the work undertaken or for setting the SA1 waterfront charge) & Codi & Pobl.**
4. The records of the work (including the location of such works, the dates the works were completed & the specific purpose of the work) carried out by the Welsh Government, its contractors & subcontractors, which has been funded (or part-funded) by the charge levied on Codi & Pobl by the Welsh Government during the 2 financial years 2024-25 & 2025-26.

### **Our response**

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

1. *The amount that the Welsh Government charged either Codi or Pobl for the 'SA1 waterfront charge' (aka 'the Welsh Government & Sea Wall Charge') during each of the last 2 financial years (2024-25 & 2025-26).*

The SA1 Swansea Waterfront General Service Charge and Waterfront Service Charge year runs annually from the 25th December – 24th December.

All freeholders / leaseholders of SA1 Swansea Waterfront with whom the Welsh Government has a contractual relationship are issued the information you have requested through the Certified Accounts and Budgets issued Annually. The Accounts for the period 25th December 2024 to 24th December 2025 and the Budget for 2026 for the General Service Charge is currently being finalised and these will be issued to all freeholders / leaseholders in due course.

The Budgets, provided by Welsh Government, identify details of all planned expenditure for the year. The leaseholder / freeholder is issued the quarterly on account invoices based on the General Service Charge budget for the year in question, these are then reconciled at the end of the year with actual expenditure that includes any reactive works expenditure included and shown within the Accounts.

There two charges; the Waterfront Service Charge which is a fixed charge RPI linked i.e. capped and payable regardless of the expenditure; and the General Service Charge which is a variable charge and reconciled annually.

The first is a Waterfront Charge which relates to obligations to maintain dock walls and other associated structures. This is a fixed charge, index linked. Consequently, as the charge is fixed, it is not based on actual expenditure and therefore it is not annually budgeted or reconciled to provide a breakdown of the charge or issue accounts on this basis. The second element is the general service charge which covers the other elements of managing the estate outlined above. This charge is not fixed and will vary depending on the level of services provided and the costs of procuring these.

The Welsh Government has invoiced Codi (Formerly Pobl) for both the General Service Charge and SA1 Waterfront Service Charge up to December 2025.

Over the period 25<sup>th</sup> December 2023 - 24<sup>th</sup> December 2024 the Welsh Government invoiced Pobl £47,482.58 for the General Service Charge.

Over the period 25<sup>th</sup> December 2024 - 24<sup>th</sup> December 2025 the Welsh Government invoiced Pobl £70,330.80 for the General Service Charge.

Over the period 25<sup>th</sup> December 2023 - 24<sup>th</sup> December 2024 the Welsh Government invoiced Pobl £48,454.99 for the Waterfront Service Charge.

Over the period 25<sup>th</sup> December 2024 - 24<sup>th</sup> December 2025 the Welsh Government invoiced Pobl £63,903.60 for the Waterfront Service Charge.

Please note the above charges are inclusive of VAT.

- 2. All records held by Welsh Government departments relating to any final financial decisions made about 'the SA1 waterfront charge' (aka 'the Welsh Government & Sea Wall Charge'). – You provided clarification - The time period = the last 2 financial years. The records = records which show how the WG calculates the SA1 General and Waterfront Service charges. Including records of any discussion about those calculations between WG & Codi Pobl (e.g. records of whether Codi/ Pobl has had any input into the decision making).*

The Welsh Government has responsibility for the management and maintenance for the common parts at the SA1 estate which all occupiers and stakeholders derive benefit from.

A service charge is how the Welsh Government recovers property management costs from leaseholders/freeholders to maintain the common parts and providing the services stipulated in the leases/land transfers.

The Service charges payable by residential leaseholders/freeholders are specified in each legal transfer / lease agreements for every development plot agreed at the transaction date (including Pobl's lease agreement). The legal agreement contains the provisions that state the calculation and mechanisms for the service charging process. Therefore, there are no discussions or correspondence on this process and no records held by the Welsh Government.

In line with the lease the Waterfront Service Charge is a fixed charge RPI linked i.e. capped and payable regardless of the expenditure; and the General Service Charge is a variable charge and reconciled annually. The service charge costs are recovered from the developer of the individual sites on the proportion of the site occupied. The developer (in this case Codi, formerly Pobl) will then recover the charges for the occupiers of that plot, in addition to any service charge which the developer levies on occupiers in respect of maintaining common areas within their development with the Welsh Government having no involvement in this recharging process.

Please see attached PDF titled Pobl Service Charge Provisions of the extracted copy of the Service Charge relevant clauses and provisions within the leases between Pobl and the Welsh Ministers.

- 3. All correspondence & other contact records between the relevant Welsh Government departments & Codi & Pobl relating to 'the SA1 waterfront charge' (aka 'the Welsh Government & Sea Wall Charge') for the 2 financial years 2024-25 & 2025-26. You provided clarification – request for the correspondence (e.g. letters & emails) & contact records (e.g. minutes of meetings) between the relevant departments (i.e. the departments that have responsibility for coordinating the work undertaken or for setting the SA1 waterfront charge) & Codi & Pobl.*

Please see attached all correspondence and records between the Welsh Government and Codi (Formerly Pobl) in relation to the SA1 Swansea Waterfront Service Charge over the requested period. This is the Annually SA1 Budget of forecasted expenditure for 2025 and the quarterly on account invoices issued over the period in question issued to Pobl (now Codi). The Accounts for the requested period in question (24-25) and the 2026 Budget are in the process of being finalised and will be issued to all Leaseholders / Freeholders in due course.

There are no other contact records (i.e. Letters / emails or minutes of meetings) between Welsh Government and Codi (Formerly Pobl) in relation to these charges over the period in question.

- 4. The records of the work (including the location of such works, the dates the works were completed & the specific purpose of the work) carried out by the Welsh Government, its contractors & subcontractors, which has been funded*

*(or part-funded) by the charge levied on Codi & Pobl by the Welsh Government during the 2 financial years 2024-25 & 2025-26.*

The Welsh Government does not currently hold all of this information requested as the 2026 Budget and Certified Accounts for the period 25<sup>th</sup> December 2024 – 24<sup>th</sup> December 2025 are currently being finalised. The Accounts for the period 25<sup>th</sup> December 2025 - 24<sup>th</sup> December 2026 are not yet available as these costs are yet to be established. Once these are available, they will be issued to all freeholders / leaseholders.

For 25<sup>th</sup> December 2023 – 24<sup>th</sup> December 2024 please find attached an excel spreadsheet with the following tabs:

- SA1 General Service Charge Reactive Expenditure 23-24
- SA1 Waterfront Service Charge Expenditure 23-24
- General & Waterfront Charge PPM 23-24.

These are the records of works that have been carried out on a proactive, scheduled basis known as Planned Preventative Maintenance (PPM) across both the Waterfront and General Service Charge common areas of the SA1 estate and Reactive works that address estate works and issues as they occur.

### **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](mailto: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