



PLAS PANTEIDAL

ESTATE MANAGEMENT

Our Site, Our Community, Our Future

PPEML GENERAL MEETING

Neuadd Dyfi

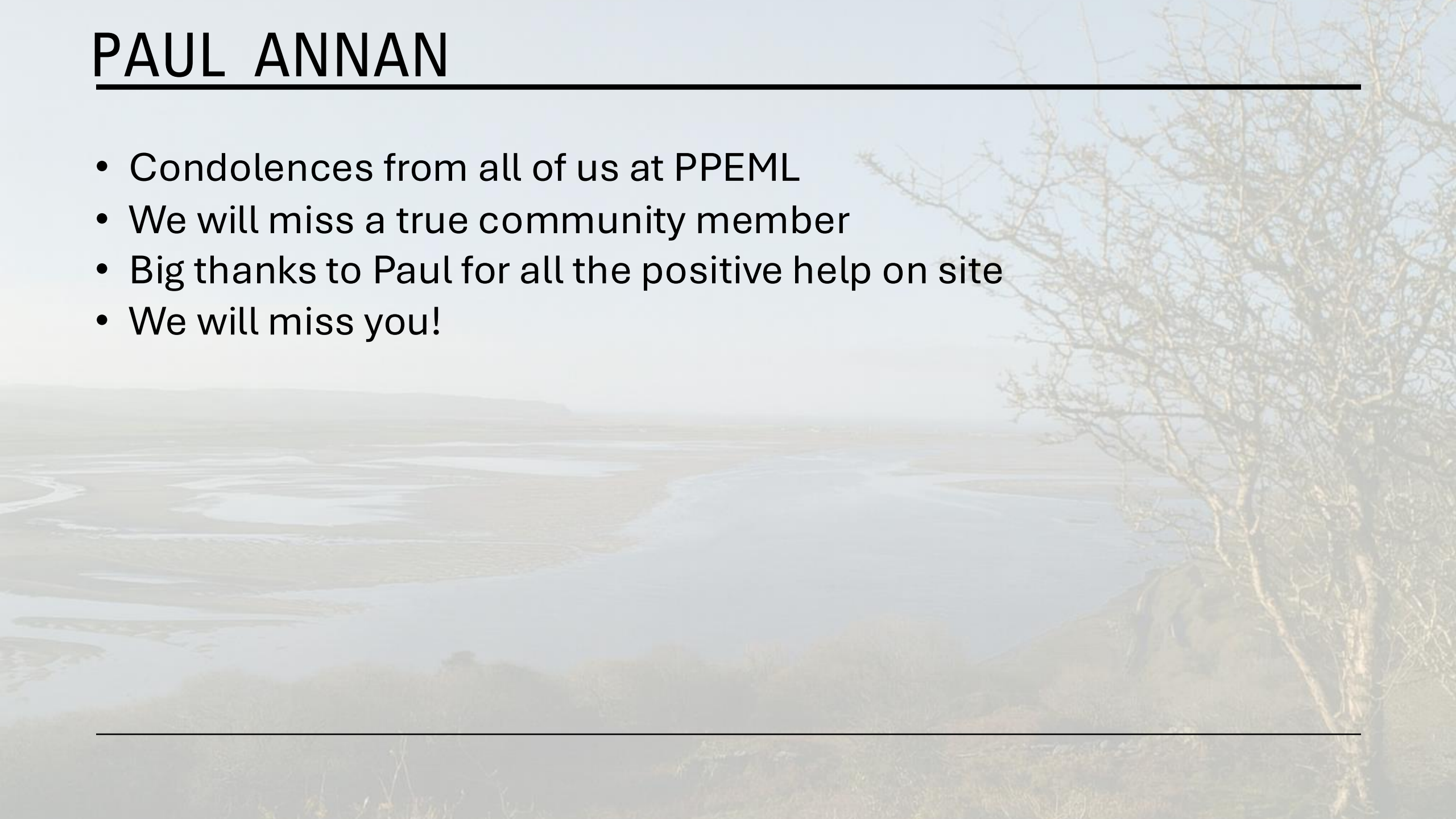
Aberdyfi

30/05/2026 14:00 – 16:00

Croeso! / Welcome!

PAUL ANNAN

- Condolences from all of us at PPEML
- We will miss a true community member
- Big thanks to Paul for all the positive help on site
- We will miss you!



PPEML GENERAL MEETING 2026

- This meeting is being recorded to help with the minutes
 - There will be remote guests in attendance
 - Can questions from remote attendees be asked though the chat function please
 - We welcome questions and ask that everyone is civil and polite.
 - Questions will be invited at the end of each section
 - Abusive behaviour will not be tolerated - Thank you
-

AGENDA

1. Welcome and introductions - Brian
 2. Business as Usual (BAU)
 1. Board Update - Brian
 2. Accounts & Finance Update – Martin
 - Land Sales
 3. Project Updates
 1. Water Update - Brian
 2. Electricity Update - Jon
 3. Sewage Update – Martin
 4. New Parking Policy
 4. Questions and Answers - Brian
-

A scenic landscape featuring a wide river or estuary with a large, leafless tree on the right side. The foreground shows a grassy hillside with some rocks. The background consists of rolling hills under a clear blue sky. The text "BUSINESS AS USUAL (BAU)" is overlaid in the center.

BUSINESS AS USUAL (BAU)

PPEML BOARD UPDATE

- Director Update
 - Sonia Roberts resigned at the end of December and has remained until today as part of the transition.
 - Martin Cretchley has joined us as Director – voted in by the membership
 - Jon Starbuck has been re-elected – voted in by the membership
 - We have two vacant Director positions
 - Staffing
 - We have a vacancy for a non-director Company Secretary
 - Vicky has very sadly resigned due to an incident on site – we now have a vacancy
 - We are very pleased to welcome Marilyn Powell to the admin team
 - Lucy continues to work with us as bookkeeper :-)
 - Membership Update
 - We are pleased to announce our new members
 - Efficiency
 - Back-office tooling (project management, tracking, office products etc)
 - Standardisation in the way we work
 - We currently have no 'fat in the system' we are looking at addressing this, this of course has a (acceptable) cost.
-

SOCIAL MEDIA

We ask that everyone approaches online posts with a degree of caution.

- Rumours and unverified claims can quickly spread and create unnecessary division. (echo chamber effect)
- Please check facts before sharing or commenting
- Constructive discussion helps the community; speculation and falsehoods harm it.
- If in doubt or you are worried about a particular issue please contact us

Let's keep our online spaces respectful, factual, and focused on our shared future.

FINANCE UPDATE



Martin Cretchley

P&L FINANCIAL YEAR 2025/2026

Profit and Loss

Plas Panteidal Estate Management Limited
For the year ended 31 March 2026

	2026	2025
Turnover		
Electricity Recharge	37,910.98	42,538.11
Interest Income	-	2,597.91
Late payment & interest fees	1,641.25	306.26
Membership Fees	10.00	37.53
Notice of Transfer Fee	-	562.50
Service Charge	169,050.00	161,000.00
Sewage income	-	2,094.48
Wayleaves	-	315.00
Total Turnover	208,612.23	209,451.79
Cost of Sales		
Cost Of Goods Sold - Electricity & Gas	37,910.98	42,538.11
Cost of Goods Sold - Grounds work	7,514.50	1,289.50
Operations & management	6,297.95	3,560.99
Total Cost of Sales	51,723.43	47,388.60
Gross Profit	156,888.80	162,063.19
Administrative Costs		
Advertising & Marketing	236.36	87.50
Audit & Accountancy Fees	1,551.00	1,220.00
Bad Debts	-	2,305.00
Bank Fees	241.00	271.25
Bookkeeping & administration	12,616.50	13,260.88
Corporation Tax	1,123.66	1,123.66
Corporation Tax Adjust PY	-	(9.92)
Depreciation Expense	-	38.09
General Expenses	2.64	14.72
GoCardless Fees	500.45	273.70
Insurance	1,978.62	1,917.07
Interest Paid	-	12,226.16
IT Software And Consumables	981.68	837.45
Legal Expenses	5,223.68	819.00
Postage, Freight & Courier	7.75	54.30
Printing & Stationery	121.52	14.99
Repairs & Maintenance - Electrics	25,317.82	8,761.15
Repairs & Maintenance - general	923.00	581.74
Repairs & Maintenance - Road	8,995.25	6,099.43
Repairs & Maintenance - Sewage	5,000.00	3,718.75
Repairs & Maintenance - Water	41,835.10	3,751.18
Sewage costs	5,114.00	4,334.50
Site electricity (water treatment, sewage plant)	8,305.52	10,073.94

Profit and Loss

	2026	2025
Subscriptions	47.00	35.00
Telephone & Internet	74.98	29.99
Travel - National	8.10	51.90
Tree management	-	2,971.81
Water costs	7,795.85	100.00
Total Administrative Costs	128,001.48	74,963.24
Operating Profit	28,887.32	87,099.95
Profit on Ordinary Activities Before Taxation	28,887.32	87,099.95
Profit after Taxation	28,887.32	87,099.95

All numbers are an approximation and are indicative of where we will end up at the end of the year

These numbers are not final

BUDGET VS ACTUAL FINANCIAL YEAR 2025/2026

Budget Variance

Plas Panteidal Estate Management Limited
For the year ended 31 March 2026

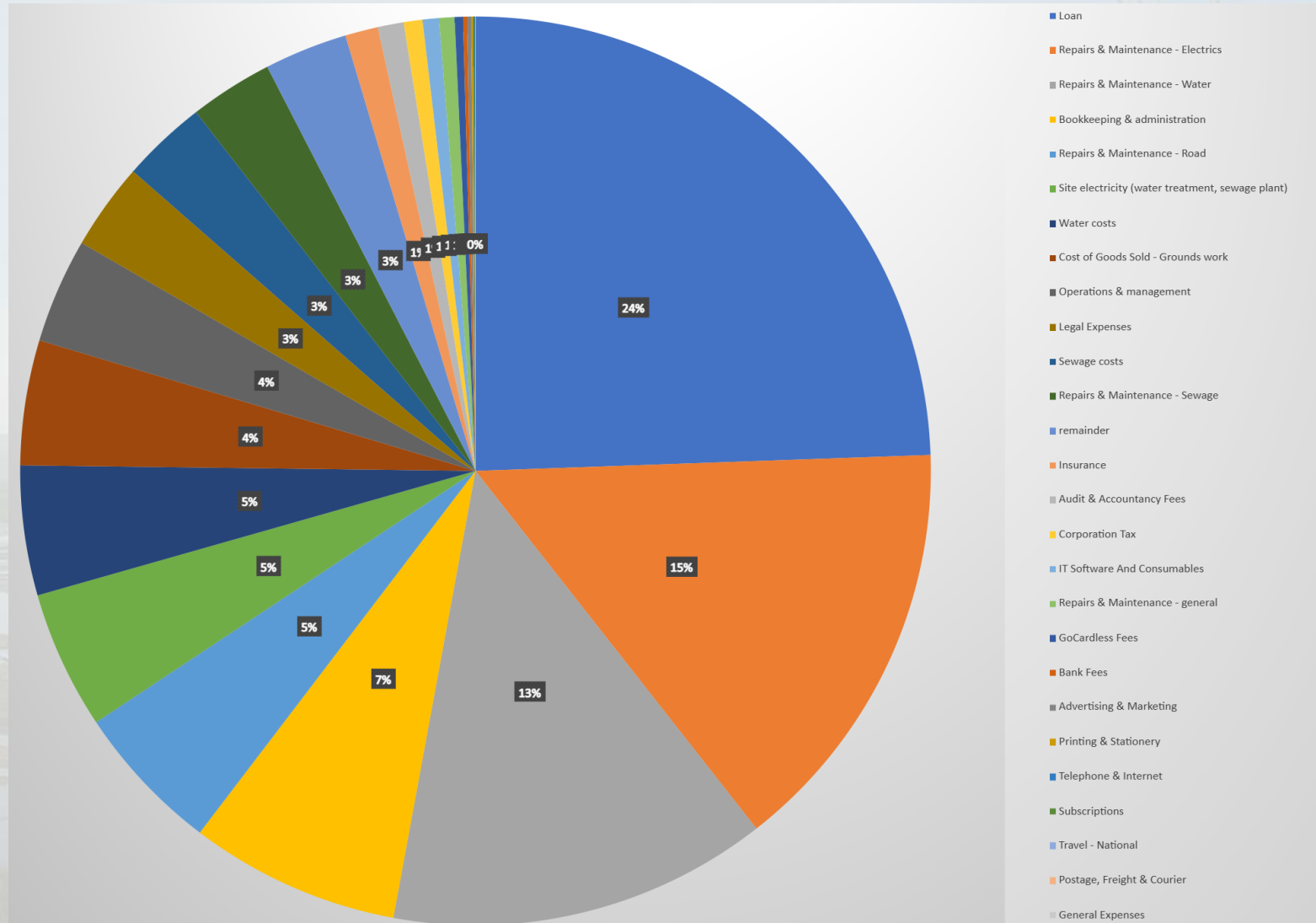
	2026	2026 OVERALL BUDGET	VARIANCE	VARIANCE %
Trading Income				
Electricity Recharge	37,910.98	37,116.00	794.98 ↑	2.14% ↑
Late payment & interest fees	1,641.25	235.00	1,406.25 ↑	598.40% ↑
Membership Fees	10.00	-	10.00 ↑	- —
Notice of Transfer Fee	-	450.00	(450.00) ↓	-100.00% ↓
Service Charge	169,050.00	169,050.00	- —	- —
Wayleaves	-	315.00	(315.00) ↓	-100.00% ↓
Total Trading Income	208,612.23	207,166.00	1,446.23	0.70%
Cost of Sales				
Cost Of Goods Sold - Electricity & Gas	37,910.98	31,992.00	5,918.98 ↑	18.50% ↑
Cost of Goods Sold - Grounds work	7,514.50	4,800.00	2,714.50 ↑	56.55% ↑
Operations & management	6,297.95	10,800.00	(4,502.05) ↓	-41.69% ↓
Total Cost of Sales	51,723.43	47,592.00	4,131.43	8.68%
Gross Profit	156,888.80	159,574.00	(2,685.20)	-1.68%
Operating Expenses				
Advertising & Marketing	236.36	125.00	111.36 ↑	89.09% ↑
Audit & Accountancy Fees	1,551.00	1,218.00	333.00 ↑	27.34% ↑
Bad Debts	-	2,788.00	(2,788.00) ↓	-100.00% ↓
Bank Fees	241.00	300.00	(59.00) ↓	-19.67% ↓
Bookkeeping & administration	12,616.50	13,960.00	(1,343.50) ↓	-9.62% ↓
Corporation Tax	1,123.66	4,000.00	(2,876.34) ↓	-71.91% ↓
General Expenses	2.64	-	2.64 ↑	- —
GoCardless Fees	500.45	335.00	165.45 ↑	49.39% ↑
Insurance	1,978.62	5,250.00	(3,271.38) ↓	-62.31% ↓
IT Software And Consumables	981.68	855.00	126.68 ↑	14.82% ↑
Legal Expenses	5,223.68	1,150.00	4,073.68 ↑	354.23% ↑
Postage, Freight & Courier	7.75	43.00	(35.25) ↓	-81.98% ↓
Printing & Stationery	121.52	21.00	100.52 ↑	478.67% ↑
Repairs & Maintenance - Electrics	25,317.82	15,000.00	10,317.82 ↑	68.79% ↑
Repairs & Maintenance - general	923.00	1,150.00	(227.00) ↓	-19.74% ↓

	2026	2026 OVERALL BUDGET	VARIANCE	VARIANCE %
Repairs & Maintenance - Road	8,995.25	10,000.00	(1,004.75) ↓	-10.05% ↓
Repairs & Maintenance - Sewage	5,000.00	20,000.00	(15,000.00) ↓	-75.00% ↓
Repairs & Maintenance - Water	41,835.10	6,000.00	35,835.10 ↑	597.25% ↑
Sewage costs	5,114.00	6,500.00	(1,386.00) ↓	-21.32% ↓
Site electricity (water treatment, sewage plant)	8,305.52	16,080.00	(7,774.48) ↓	-48.35% ↓
Subscriptions	47.00	35.00	12.00 ↑	34.29% ↑
Telephone & Internet	74.98	120.00	(45.02) ↓	-37.52% ↓
Travel - National	8.10	75.00	(66.90) ↓	-89.20% ↓
Tree management	-	1,440.00	(1,440.00) ↓	-100.00% ↓
Water costs	7,795.85	100.00	7,695.85 ↑	7,695.85% ↑
Total Operating Expenses	128,001.48	106,545.00	21,456.48	20.14%
Net Profit	28,887.32	53,029.00	(24,141.68)	-45.53%

All numbers are an approximation and are indicative of where we will end up at the end of the year

These numbers are not final

HOW OUR MONEY IS SPENT 2025/2026



DEBT

- We have huge investment requirements coming up and need site fees paid in a timely manner.
 - The 'surplus' from this year will be swallowed up on power, sewage, water and other infrastructure upgrades
 - We are seeking a long-term loan arrangement – this will not be easy
 - We need to be able to demonstrate 'financial fluidity' - this means prompt payments are very necessary
 - Interest will be charged on overdue invoices (not monthly payers)
 - Land sales are expected to only contribute a small amount to this requirement
 - We hate chasing debt, it's a horrible task and is an expensive overhead – the debt agency take 20% of any recovered debt plus VAT
 - Can't Pay, Won't Pay
 - We are currently owed ~£60,000 – this does include monthly payers
 - Our biggest single outstanding debt is over £6,700 and continues to rise
 - We have in some exceptional cases allowed monthly payments for single home occupancy owners
-

LAND SALES

Martin Cretchley



LAND SALES – MARTIN CRECHLEY

- A way of raising capital for the large infrastructure projects – one shot
 - This has been very challenging
 - Must be in a managed way
 - Selling off the 'family silver'
 - We perceive an appetite for some land sales
 - Generated revenue is not expected to be substantial
- Bank Loan, Grant etc – this is long term
- Challenges
 - O/S
 - Measurement
 - Legal situation
 - Are we trying to 'boil the ocean?'
- We need help

LAND SALES

Why?

- Owners want it.
- Remove liability – PPEML is liable for everything on PPEML land. For example:
 - If someone hurts themselves on the deck you have put on PPEML land then, as the landowner, *PPEML is liable*.
 - If the National Park Planning Department object to something you have built then as the landowner *PPEML is liable*.
- PPEML needs to money for large infrastructure projects. PPEML only has one source of income, Owners.

Plas Panteidal is a chalet park, that is what it has planning permission to be, nothing else.

- If you want to build a garden you will need to apply for planning permission for a "change of use". - following purchase
- If you want to build a shed or a deck, you will need planning permission.
- By building things without planning permission, you are putting PPEML in breach of planning regulations.
- You cannot apply for planning permission on land that is not yours.

Land sales have proven to be very problematic due to poor records at the Land Registry, Ordinance Survey etc.

Land Registry have recently indicated that they may be able to adjust their poor records on a "case by case" basis. Previously they had refused.

A massive thank you to Vicky and Mark for all their help with taking site measurements, and Jon for mapping them in CAD.

It is also noted that many pieces of land have been 'grabbed' with unauthorised structures being built

To address this, we are proposing to trial a small set of land sales in partnership with the Estate Agents 'Morris Marshall and Pool'

Some owners have approached us and we hope to work with them.

The expected *guide* price per square meter is: £40 for useable, £25 for anything "unusable".

PROPERTY SALES – BUYERS PACK – FME1 FORM

With the recent sales of properties, the deal has stalled due to the 'buyers pack' not being known about, understood etc.

Please always make sure you have been in contact with our solicitor, Andre Bright to ensure you have this sorted in good time for the sale of your property.

This is especially important as PPEML cannot manage the legalese of property sales

Dolgellau

Jubilee Buildings, Smithfield Street, Dolgellau, Gwynedd LL40 1AA

01341 423687

hdobson@alwenajonesbright.co.uk

MORRIS MARSHAL & POOLE ESTATE AGENTS

Martin Cretchley visited the Estate Agent to ask, 'why are there so many properties for sale at PP and why do they take so long to sell?'

Their Answer:

- Aberdyfi has >80 properties for sale – PP is just a reflection of that market
 - The change in the law has had a significant effect
 - Under normal conditions Chalets sell well
 - They expect the market to pick up in the summer
 - They complemented the improving conditions at the site
 - Senedd Cymru may reconsider the law regarding second / holiday homes
-

SITE FEES – COMPARISON (ALL EX VAT)

We are sometimes asked why are the site fees so 'high' and when will they be reduced. Here is a comparison to local caravan sites

Cost Category	Plas Panteidal (Chalet Owners)	Local Caravan Sites
Annual Site Fee	£2,280 ex vat	Aberdyfi - £2550 Aberdynant - £5844 inc council tax Tywyn - 3755
Council Tax	£1,200 (Band A) for those that pay it.	£0 (not applicable)
Water Supply	Included	Not Included
Sewage / Treatment Plant	Included	Included
Roads & Infrastructure	Included	Included
Insurance (Building)	Owner responsibility (permanent structure)	Not applicable – however the caravans cannot be rented
Insurance (Site)	Included	Included
Reserve Fund Contribution	Included	Included / varies
Total Annual Cost	£3,480	>£2,550 Aberdyfi >£5,844 Aberdynant +£3,500 replacement cost per annum

SITE FEES - COMPARISON

Key Structural Differences

Chalets (Plas Panteidal)

- Permanent buildings
- Owners pay council tax
- Owners choose their own insurance
- No forced replacement of property
- Not-for-profit estate management
- All funds reinvested into the site
- We are freehold – this is very rare

Caravans (Local Parks)

- Not permanent dwellings
- No council tax
- No building insurance
- Mandatory caravan replacement every 15–20 years** (common industry practice)
- Replacement often must be bought through the park – approximate cost >£70,000
- Commercial profit margin included in fee

Known Issues in the Caravan Industry

- Owners required to upgrade caravans at high cost
- Limited or no ability to sell privately
- High commission fees on sales
- Sudden fee increases
- Contracts heavily favour the park
- Numerous consumer complaints and CMA scrutiny

Caravan site fees may appear lower at first glance, but they do not always include council tax, building responsibilities, or the significant long-term cost of mandatory caravan replacement. Chalet ownership at Plas Panteidal is fundamentally different and provides long-term stability without commercial profit margins.

QUESTION & ANSWER





PROJECT UPDATES

1. Water
2. Electricity
3. Sewage
4. Parking Policy

WATER QUALITY SUMMARY, MAY 2026 – BRIAN

Certificate of Analysis



Report Number: **WAK/2986689/2026**
Laboratory Number **26231991**

Issue **1**
Sample **5** of **11**

Sample Source: **Gwynedd County Council**
Sample Point Description: **Water Analysis**
Sample Description: **MW/0526/12 - 32 Plas Panteidal**
Sample Matrix: **Drinking Water**

Sample Date: **07 May 2026** Sample Received: **07 May 2026** Analysis Complete: **15 May 2026**

Test Description	Result	Units	Limit	Accreditation	Method
TVC 37C 2 day	3	cfu/ml		Y Cov	W1
TVC 22C 3 day	0	cfu/ml		Y Cov	W1
Total Coliform presum	0	cfu/100ml	0	Y Cov	W10
Total Coliforms confirmed	0	cfu/100ml	0	Y Cov	W10
E.coli presumptive	0	cfu/100ml	0	Y Cov	W10
Escherichia coli confirmed	0	cfu/100ml	0	Y Cov	W10
Enterococci presumptive	0	cfu/100ml	0	Y Cov	W7
Enterococci confirmed	0	cfu/100ml	0	Y Cov	W7
Clostridium Perfringens, Conf	0	cfu/100ml	0	Y Cov	W8
Clostridium Perfringens, Pres	0	cfu/100ml	0	Y Cov	W8

Analyst Comments for 26231991: No Analyst Comment

This issue replaces all previous issues.
Accreditation Codes: Y = UKAS / ISO17025 Accredited, N = Not UKAS / ISO17025 Accredited, M = MCERTS.
Analysed at: Che = Chester(CH3 SJS), Cov = Cwmystwyth(C34 RG3), S = Subcontracted, Trs = Subcontracted to Tredridge(BA14 DGD), Wak = Walefield(WF5 STG), F = Data supplied by customer.
For Microbiological determinands 0 or ND=Not Detected, For Legioneella ND=Not Detected in volume of sample filtered.
See AC = See Analyst Comment (S=insufficient sample, For substage samples: All=As received, DR=Dry weight).

Certificate of Analysis



Report Number: **WAK/2986689/2026**
Laboratory Number **26231989**

Issue **1**
Sample **3** of **11**

Sample Source: **Gwynedd County Council**
Sample Point Description: **Water Analysis**
Sample Description: **MW/0526/10 - 8 Plas Panteidal**
Sample Matrix: **Drinking Water**

Sample Date: **07 May 2026** Sample Received: **07 May 2026** Analysis Complete: **15 May 2026**

Test Description	Result	Units	Limit	Accreditation	Method
TVC 37C 2 day	2	cfu/ml		Y Cov	W1
TVC 22C 3 day	4	cfu/ml		Y Cov	W1
Total Coliform presum	0	cfu/100ml	0	Y Cov	W10
Total Coliforms confirmed	0	cfu/100ml	0	Y Cov	W10
E.coli presumptive	0	cfu/100ml	0	Y Cov	W10
Escherichia coli confirmed	0	cfu/100ml	0	Y Cov	W10
Enterococci presumptive	0	cfu/100ml	0	Y Cov	W7
Enterococci confirmed	0	cfu/100ml	0	Y Cov	W7
Clostridium Perfringens, Conf	0	cfu/100ml	0	Y Cov	W8
Clostridium Perfringens, Pres	0	cfu/100ml	0	Y Cov	W8

Analyst Comments for 26231989: No Analyst Comment

This issue replaces all previous issues.
Accreditation Codes: Y = UKAS / ISO17025 Accredited, N = Not UKAS / ISO17025 Accredited, M = MCERTS.
Analysed at: Che = Chester(CH3 SJS), Cov = Cwmystwyth(C34 RG3), S = Subcontracted, Trs = Subcontracted to Tredridge(BA14 DGD), Wak = Walefield(WF5 STG), F = Data supplied by customer.
For Microbiological determinands 0 or ND=Not Detected, For Legioneella ND=Not Detected in volume of sample filtered.
See AC = See Analyst Comment (S=insufficient sample, For substage samples: All=As received, DR=Dry weight).

Certificate of Analysis



Report Number: **WAK/2986689/2026**
Laboratory Number **26231990**

Issue **1**
Sample **4** of **11**

Sample Source: **Gwynedd County Council**
Sample Point Description: **Water Analysis**
Sample Description: **MW/0526/11 - N21 Plas Panteidal**
Sample Matrix: **Drinking Water**

Sample Date: **07 May 2026** Sample Received: **07 May 2026** Analysis Complete: **15 May 2026**

Test Description	Result	Units	Limit	Accreditation	Method
TVC 37C 2 day	7	cfu/ml		Y Cov	W1
TVC 22C 3 day	35	cfu/ml		Y Cov	W1
Total Coliform presum	0	cfu/100ml	0	Y Cov	W10
Total Coliforms confirmed	0	cfu/100ml	0	Y Cov	W10
E.coli presumptive	0	cfu/100ml	0	Y Cov	W10
Escherichia coli confirmed	0	cfu/100ml	0	Y Cov	W10
Enterococci presumptive	0	cfu/100ml	0	Y Cov	W7
Enterococci confirmed	0	cfu/100ml	0	Y Cov	W7
Clostridium Perfringens, Conf	0	cfu/100ml	0	Y Cov	W8
Clostridium Perfringens, Pres	0	cfu/100ml	0	Y Cov	W8

Analyst Comments for 26231990: No Analyst Comment

This issue replaces all previous issues.
Accreditation Codes: Y = UKAS / ISO17025 Accredited, N = Not UKAS / ISO17025 Accredited, M = MCERTS.
Analysed at: Che = Chester(CH3 SJS), Cov = Cwmystwyth(C34 RG3), S = Subcontracted, Trs = Subcontracted to Tredridge(BA14 DGD), Wak = Walefield(WF5 STG), F = Data supplied by customer.
For Microbiological determinands 0 or ND=Not Detected, For Legioneella ND=Not Detected in volume of sample filtered.
See AC = See Analyst Comment (S=insufficient sample, For substage samples: All=As received, DR=Dry weight).

Certificate of Analysis



Report Number: **WAK/2986689/2026**
Laboratory Number **26231992**

Issue **1**
Sample **6** of **11**

Sample Source: **Gwynedd County Council**
Sample Point Description: **Water Analysis**
Sample Description: **MW/0526/13 - 42 Plas Panteidal**
Sample Matrix: **Drinking Water**

Sample Date: **07 May 2026** Sample Received: **07 May 2026** Analysis Complete: **15 May 2026**

Test Description	Result	Units	Limit	Accreditation	Method
TVC 37C 2 day	0	cfu/ml		Y Cov	W1
TVC 22C 3 day	14	cfu/ml		Y Cov	W1
Total Coliform presum	0	cfu/100ml	0	Y Cov	W10
Total Coliforms confirmed	0	cfu/100ml	0	Y Cov	W10
E.coli presumptive	0	cfu/100ml	0	Y Cov	W10
Escherichia coli confirmed	0	cfu/100ml	0	Y Cov	W10
Enterococci presumptive	0	cfu/100ml	0	Y Cov	W7
Enterococci confirmed	0	cfu/100ml	0	Y Cov	W7
Clostridium Perfringens, Conf	0	cfu/100ml	0	Y Cov	W8
Clostridium Perfringens, Pres	0	cfu/100ml	0	Y Cov	W8

Analyst Comments for 26231992: No Analyst Comment

This issue replaces all previous issues.
Accreditation Codes: Y = UKAS / ISO17025 Accredited, N = Not UKAS / ISO17025 Accredited, M = MCERTS.
Analysed at: Che = Chester(CH3 SJS), Cov = Cwmystwyth(C34 RG3), S = Subcontracted, Trs = Subcontracted to Tredridge(BA14 DGD), Wak = Walefield(WF5 STG), F = Data supplied by customer.
For Microbiological determinands 0 or ND=Not Detected, For Legioneella ND=Not Detected in volume of sample filtered.
See AC = See Analyst Comment (S=insufficient sample, For substage samples: All=As received, DR=Dry weight).

Certificate of Analysis



Report Number: **WAK/2986689/2026**
Laboratory Number **26231993**

Issue **1**
Sample **7** of **11**

Sample Source: **Gwynedd County Council**
Sample Point Description: **Water Analysis**
Sample Description: **MW/0526/14 - 36 Plas Panteidal**
Sample Matrix: **Drinking Water**

Sample Date: **07 May 2026** Sample Received: **07 May 2026** Analysis Complete: **15 May 2026**

Test Description	Result	Units	Limit	Accreditation	Method
TVC 37C 2 day	0	cfu/ml		Y Cov	W1
TVC 22C 3 day	6	cfu/ml		Y Cov	W1
Total Coliform presum	0	cfu/100ml	0	Y Cov	W10
Total Coliforms confirmed	0	cfu/100ml	0	Y Cov	W10
E.coli presumptive	0	cfu/100ml	0	Y Cov	W10
Escherichia coli confirmed	0	cfu/100ml	0	Y Cov	W10
Enterococci presumptive	0	cfu/100ml	0	Y Cov	W7
Enterococci confirmed	0	cfu/100ml	0	Y Cov	W7
Clostridium Perfringens, Conf	0	cfu/100ml	0	Y Cov	W8
Clostridium Perfringens, Pres	0	cfu/100ml	0	Y Cov	W8

Analyst Comments for 26231993: No Analyst Comment

This issue replaces all previous issues.
Accreditation Codes: Y = UKAS / ISO17025 Accredited, N = Not UKAS / ISO17025 Accredited, M = MCERTS.
Analysed at: Che = Chester(CH3 SJS), Cov = Cwmystwyth(C34 RG3), S = Subcontracted, Trs = Subcontracted to Tredridge(BA14 DGD), Wak = Walefield(WF5 STG), F = Data supplied by customer.
For Microbiological determinands 0 or ND=Not Detected, For Legioneella ND=Not Detected in volume of sample filtered.
See AC = See Analyst Comment (S=insufficient sample, For substage samples: All=As received, DR=Dry weight).

Certificate of Analysis



Report Number: **WAK/2986689/2026**
Laboratory Number **26231988**

Issue **1**
Sample **2** of **11**

Sample Source: **Gwynedd County Council**
Sample Point Description: **Water Analysis**
Sample Description: **MW/0526/09 - 28 Plas Panteidal**
Sample Matrix: **Drinking Water**

Sample Date: **07 May 2026** Sample Received: **07 May 2026** Analysis Complete: **15 May 2026**

Test Description	Result	Units	Limit	Accreditation	Method
TVC 37C 2 day	2	cfu/ml		Y Cov	W1
TVC 22C 3 day	4	cfu/ml		Y Cov	W1
Total Coliform presum	0	cfu/100ml	0	Y Cov	W10
Total Coliforms confirmed	0	cfu/100ml	0	Y Cov	W10
E.coli presumptive	0	cfu/100ml	0	Y Cov	W10
Escherichia coli confirmed	0	cfu/100ml	0	Y Cov	W10
Enterococci presumptive	0	cfu/100ml	0	Y Cov	W7
Enterococci confirmed	0	cfu/100ml	0	Y Cov	W7
Clostridium Perfringens, Conf	1	cfu/100ml	0	Y Cov	W8
Aluminium, Total as Al	108	ug/l	200	Y Wak	WPC12
Iron, Total as Fe	249	ug/l	200	Y Wak	WPC12
Manganese, Total as Mn	4.57	ug/l	50	Y Wak	WPC12
Hydrogen ion (pH)	6.89	pH units	6.5 to 9.5	Y Wak	WPC8
Conductivity	88.2	uS/cm	2500	Y Wak	WPC7
Turbidity	0.52	NTU	4.00	Y Wak	WPC6
Colour	36.5	mg/l Pt/Co	20	Y Wak	WPC13
Ammonium ammonia+ammonium ion	<0.025	mg/l	0.5	Y Wak	WPC64
Nitrite as NO2	<0.008	mg/l	0.5	Y Wak	WPC64
Nitrate as NO3 (Calculated)	<3.73	mg/l	50	Y Wak	WPC64
Total Oxidised Nitrogen as NO3	<3.73	mg/l	50	Y Wak	WPC64
Clostridium Perfringens, Pres	1	cfu/100ml	0	Y Cov	W8
Qualitative Odour	0	Text		N Cov	W56
Qualitative Taste		Analyst Comment		N Cov	W56

Analyst Comments for 26231988:

(/)/Colour result confirmed by a repeat of 38.7 mg/l Pt/Co
Unable to analyse the sample for Taste due to positive micro results.
Fe confirmed by repeat of 263 ug/l(/)

This issue replaces all previous issues.
Accreditation Codes: Y = UKAS / ISO17025 Accredited, N = Not UKAS / ISO17025 Accredited, M = MCERTS.
Analysed at: Che = Chester(CH3 SJS), Cov = Cwmystwyth(C34 RG3), S = Subcontracted, Trs = Subcontracted to Tredridge(BA14 DGD), Wak = Walefield(WF5 STG), F = Data supplied by customer.
For Microbiological determinands 0 or ND=Not Detected, For Legioneella ND=Not Detected in volume of sample filtered.
See AC = See Analyst Comment (S=insufficient sample, For substage samples: All=As received, DR=Dry weight).

WATER QUALITY SUMMARY, MAY 2026 – BRIAN

Adran Amgylchedd Environment Department

Gwasanaeth Rheolaeth Llygredd a Thrwyddedu Pollution Control and Licensing Service

Gofynnwch am/Ask for: Hefin Marc Pugh
☎ 01766771000
✉ hefinmarcpugh@gwynedd.llyw.cymru

Plas Panteidal Estate Management Ltd
Chalet 28
Pentref Gwyliau Plas Panteidal
Aberdyfi
Gwynedd
LL35 0RF

Annwyl Syr/Fadam,

RHEOLIADAU CYFLENWADAU DŴR PREIFAT (CYMRU) 2017

Mae canlyniadau dadansoddiad labordy o samplau dŵr a gymerwyd o **Plas Panteidal Estate Management Ltd (Water)** ar **07/05/2026** ar gael erbyn hyn.

Dengys y dadansoddiadau (amgaeir copi o'r canlyniadau) bod y cyflenwad, ar y pryd, **ddim yn cydyffurfio** gyda gofynion Rheoliadau Cyflenwadau Dŵr Preifat (Cymru) 2017 oherwydd lefel(au) uwch o:

Lliw – **36.5 mg/1 Pt/Co**, *limit 20 mg/1 Pt/Co*

Dyma'r arlliw roddir i ddŵr, fel arfer gan sylweddau organig mewn hydoddiant. Gall dŵr gael ei liw gan ddeunyddiau hwmig a fulvic sy'n trwytholchi o fawn neu lystyfiant arall sy'n pydru, a thrwy halwynau haeam neu fanganais sy'n digwydd yn naturiol. Gall dŵr wyneb sy'n deillio o ddalgylchoedd ffrid mawnog gael llw cryf.

Mae angen tynnu lliw o ddŵr nid yn unig am resymau esthetig ond hefyd oherwydd gall chlorineiddio dyfroedd llw cryf arwain at gryniadau uchel o drihalomethan. Mae lliw uchel hefyd yn lleihau effeithlonrwydd diheintio arbelydru UV, chlorineiddio ac osôn a bydd hefyd yn achosi baeddu pilenni osmosis gwrthdro.

Fe'ch cyngorir i wirio a oes unrhyw bibellau neu danciau rhyddyl, a'ch bod yn cael gwared â'r rhain o'r system. Gwiririch nad oes unrhyw ymyrraeth o fewn tanciau, yn enwedig pan fo glawiad mawr.

 Mae Cyngor Gwynedd yn gweithredu yn ddwyieithog, ac ni fydd unrhyw wahaniaeth yn ein hymateb i ohebiaeth yn Gymraeg neu Saesneg.



15/05/2026

Dear Sir/Madam,

PRIVATE WATER SUPPLIES (WALES) REGULATIONS 2017

The results of laboratory analysis of water samples taken from **Plas Panteidal Estate Management Ltd (Water)** on **07/05/2026** are now available.

The analysis (the results of which are attached) show that the supply, at the time, **does not comply** with the required standards of the Private Water Supplies (Wales) Regulations 2017 due to higher level of:

Colour – **36.5 mg/1 Pt/Co**, *limit 20 mg/1 Pt/Co*

This is the shade or tint imparted to water, typically by organic substances in solution. Water can be coloured by humic and fulvic materials leaching from peat or other decaying vegetation and by naturally occurring salts of iron or manganese. Surface water derived from peaty moorland catchments may be strongly coloured.

The removal of colour from water is necessary not only for aesthetic reasons but also because chlorination of highly coloured waters can give rise to high concentrations of trihalomethanes. High colour also reduces the efficiency of disinfection by UV irradiation, chlorination and ozonation and will also cause fouling of reverse osmosis membranes.

You are advised to check if there are any rusty pipework or tanks and that you remove these from the system. Check that there is no disturbance within tanks especially when there is a high rainfall.

Swyddfa'r Cyngor
Caernarfon
Gwynedd LL55 1SH
01766 771000
www.gwynedd.llyw.cymru

Haeam – **241 µg/l**, *cyfyngiad 200 µg/l*

Daw Haeam o fwynau a gall gwaddodion fod yn bresennol mewn ffurf rorynnol neu hydoddadwy mewn dyfroedd daer ac wyneb. Gall lefelau uwch o Haeam achosi problemau esthetig gan gynnwys aflwiad offer ymolchfa a staenio dillad golch. Gall dyddodion Haeam ymyrryd ag effeithlonrwydd unedau diheintio Uwch-fioled trwy haenu'r gorchuddion a'r tiwbiau UV. Gall Haeam fod yn bresennol mewn lefelau uchel pan fydd dŵr yn deillio o ddalgylchoedd ucheldir mawnog.

Sicrhewch nad oes gennych unrhyw waith haeam rhyddyl sy'n dod i gysylltiad gyda'ch cyflenwad dŵr e.e. tanc storio dŵr rhyddyl.

Clostridium perfringens –
1 cfu/100ml, *cyfyngiad 0 cfu/100ml*

Mae rhywogaethau *Clostridium* yn ffurfio sborau sydd yn eithriadol o wydn i amodau anffafriol mewn amgylcheddau dŵr, gan gynnwys arbelydriad UF, eithafon tymheredd a pH, a phrosesau diheintio megis chlorineiddio.

Mae *Clostridium perfringens* a'i sborau bron bob amser yn bresennol mewn cartïon, gan ei bod yn aelod o ffloera coluddol arferol 13-35% o fodau dynol ac anifeiliaid gwaed cynnes; mae'n ddangosydd hynod benodol o lygredd ysgarthol sydd wedi digwydd ac felly'n medru nodi tarddiadau sy'n agored i halogiad ysbeidiol. Fel *E. coli*, nid yw *C. perfringens* yn lluosu yn y rhan fwyaf o amgylcheddau dŵr.

Mae *C. perfringens* hefyd wedi'i gynnig fel dangosydd protosoa (e.e. *Cryptosporidium*) mewn cyflenwadau dŵr yfed wedi'i drin, yn ogystal â frysau a bacteria eraill sy'n gallu achosi salwch.

➤ *Mae'r Llywodraeth yn argymhell y dylid dŵr crai anffodhaol gael ei ferwi am o leiaf un munud. Dylech barhau i ferwi dŵr, sydd i'w ddefnyddio ar gyfer coginio neu yfed, hyd nes y byddwch naill ai'n cael gwybod am ganlyniadau dadansoddiad bacterioleg dderbyniol, neu os ydych wedi gosod system driniaeth.*

Fel dangosydd halogiad ysgarthol ysbeidiol mewn dŵr yfed, dylai ffynonellau posibl o lygrid yn cael ei ymchwilio er mwyn sicrhau nad oes unrhyw ffactorau yn medru halogi'r cyflenwad. Dylai prosesau hido sydd wedi'u cynllunio i gael gwared ar frysau neu protosoa enterig hefyd yn gwaredu â *C. perfringens*. Dylai canfod mewn dŵr yn syth ar ôl y driniaeth arwain at ymchwilio i berfformiad offer hido.

Mae'n rhaid sicrhau:-

- Bod yr holl filterau a systemau triniaeth yn cael eu harchwilio yn rheolaidd
- Bod lefelau clorin yn cael eu cynnal
- Bod yr unedau Uwch Fioled yn cael eu glanhau a'r bylbiau'n cael eu newid yn unol â chyngor a chyfarwyddiadau'r cynhyrchwr i sicrhau bod y microbau sy'n niweidiol i bobl yn cael eu dinistrio neu eu an-actifadu

Iron – **241 µg/l**, *limit 200 µg/l*

Iron is derived from minerals and sediments can be present in particulate or soluble form in ground and surface waters. Elevated levels of iron can cause aesthetic problems including discolouration of sanitary fittings and laundry staining. Deposits of iron can interfere with the efficiency of ultraviolet disinfection by coating the sheaths or tubes that hold the UV tubes. Iron can be present at elevated levels when water is derived from peaty upland catchments.

Make sure that you do not have any rusty iron works that encounters your water supply e.g. rusty water storage tank.

Clostridium perfringens –
1 cfu/100ml, *limit 0 cfu/100ml*

Clostridium spp. produce spores that are exceptionally resistant to unfavourable conditions in water environments, including UV irradiation, temperature and pH extremes, and disinfection processes, such as chlorination.

Clostridium perfringens and its spores are virtually always present in sewage, as it's a member of the normal intestinal flora of 13–35% of humans and other warm-blooded animals; it is a highly specific indicator of faecal pollution that took place previously and hence can indicate sources liable to intermittent contamination. Like *E. coli*, *C. perfringens* does not multiply in most water environments.

C. perfringens has also been proposed as an indicator of protozoa (e.g. *Cryptosporidium*) in treated drinking-water supplies, as well as other viruses and bacteria which can cause illness.

➤ *The Government recommends that unsatisfactory raw water should be boiled for at least one minute. You should continue to boil water, which is to be used for cooking or drinking, until either you are notified of the results of an acceptable bacteriological analysis or you have installed a treatment system.*

As an indicator of intermittent faecal contamination in drinking-water, potential sources of contamination should be investigated to ensure that there are no factors that can be contaminating the supply. Filtration processes designed to remove enteric viruses or protozoa should also remove *C. perfringens*. Detection in water immediately after treatment should lead to investigation of filtration plant performance.

You must check to ensure that:-

- All filters and treatment systems are checked regularly
- Chlorine levels must be maintained
- Ultraviolet treatment units are cleaned and bulbs changed as per the manufacturer's advice and instructions to make sure that the microbes that are harmful to humans are destroyed or inactivated

- Nad oes halogiad posibl y cyflenwad ar ôl triniaeth yn digwydd, er enghraifft trwy dreiddio i mewn i bibellau neu danciau.

- Potential contamination of the supply post-treatment, for example via ingress into pipework or tanks, is not occurring.

Dylech wneud yn siŵr fod yr holl offer newydd neu gemegau a ddefnyddir, neu yn rhan o unrhyw uned driniaeth, yn cydyffurfio gyda Rheoliad 31 o Reoliadau Cyflenwi Dŵr (Ansawdd Dŵr) 2016 (fel y'i diwygiwyd), a'i bod yn gynnwys sydd wedi eu cymeradwyo gan y Cynllun Ymgynghori Rheoliadau Dŵr (WRAS) (www.wrasapprovals.co.uk), neu wedi'u rhestru ar wefan cynnyrch cymeradwy'r Arolygiaeth Dŵr Yfed (www.dwi.gov.uk/drinking-water-products/).

Bydd anfoneb yn cael ei yrru i chi, drwy ddwylo'r Adran Trysorydd, yn y dyfodol agos.

Os ydych angen rhagor o wybodaeth neu gyngor, yna peidiwch â phetruo i gysylltu â mi ar y rhif ffôn uchod.

You must ensure that all new equipment or chemicals that are used, or are a part of any treatment unit, comply with Regulation 31 of The Water Supply (Water Quality) Regulations 2016 (as amended), and are approved products by the Water Regulations Advisory Scheme (WRAS) (www.wrasapprovals.co.uk), or listed on the Drinking Water Inspectorate approved product website (www.dwi.gov.uk/drinking-water-products/).

An invoice will be forwarded to you, via our Treasurer's Department in due course.

If you require any further information or advice, please do not hesitate to contact me on the above telephone number.

Yr eiddoch yn gywir | Yours faithfully

Hefin Marc Pugh
Swyddog Bwyd a Diogelwch



Croeso i chi ddefnyddio'r Gymraeg neu'r Saesneg wrth gysylltu efo fi.
You are welcome to contact me in Welsh or English

Amg / Enc: Adroddiad Dadansoddi / Analytical Report
Rhestr arbenigwyr trin dŵr / Water treatment specialists list

WATER QUALITY SUMMARY, MAY 2026 – BRIAN

Letter from Gwynedd Council. We received the results and were concerned, all info below:

Good afternoon Jon,

It is correct that the water supply is not on any formal notice.

The letter you received states that the supply at the time did not comply with the regulations due to the Colour and Iron results for the whole supply being above the thresholds. The microbiology samples for each chalet sampled came back clear, with the exception of chalet 28 (yours).

The water is safe to drink; however you will need to look at the filtration system to reduce the levels of iron for the whole supply. The colour, as previously discussed will remain, this alone would generate a **does not comply** letter.

Clostridium was only detected in the sample from chalet 28 which indicates an issue with the u.v filtration for your chalet, which you explained was due a service.

I understand some of the wording in the letter may seem strong however they are standard phrases of advice that must be included in the letter for any failures.

Hope this clears it up.

Kind Regards

Hefin

HEFIN MARC PUGH
SWYDDOG BWYD A DIOGELWCH
GWARCHOD Y CYHOEDD



Chartered
Institute of
Environmental
Health



Croeso i chi ddefnyddio'r Gymraeg neu'r Saesneg wrth gysylltu efo fi.
You are welcome to contact me in Welsh or English



hefinmarpugh@gwynedd.llyw.cymru



01766 771 000



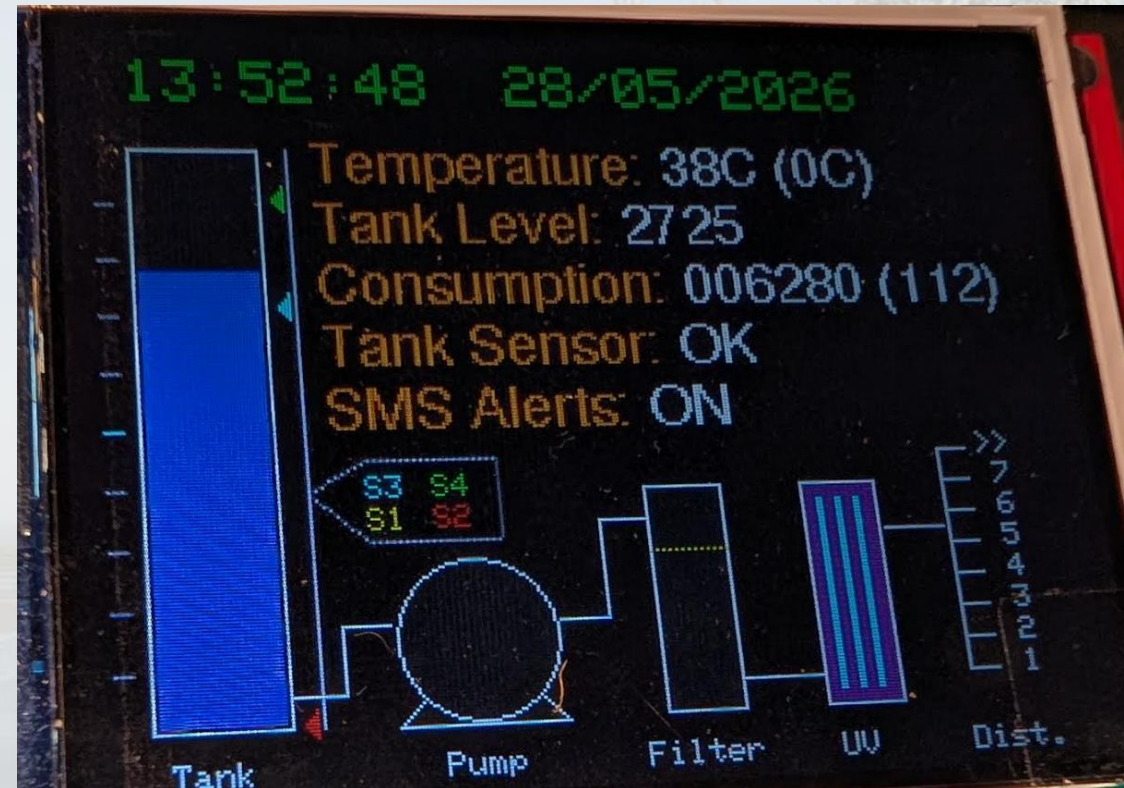
Ffordd Y Cob, Pwllheli, LL53 5AA



www.Gwynedd.llyw.cymru

WATER UPDATE – BRIAN

Real-time water monitoring
'pulse consumption' rate data
Consuming ~800 litres of water per hour
Is that the same at night?



ELECTRICITY UPDATE – JON STARBUCK

What is the problem?

- The electrical infrastructure is over 50 years old and needs replacing.
 - It has been bodge-repaired in many places and does not conform to the regulations.
 - Best case scenario:
 - Sooner-or-later it will fail. Chalets will have no electricity and critical infrastructure (water, sewage) will stop functioning. This has already happened in several places.
 - Worst case scenario:
 - It dangerous – it could cause a fire or electrocution.
-

ELECTRICITY UPDATE – JON STARBUCK

What has been completed:

First Phase – Completed Jan 2025

A general condition report of the electrical distribution network throughout the site was carried out in November 24. This report was commissioned to show the condition of the Plas Panteidal electrical distribution system; cables, switchgear, and enclosures.

It provided PPEML with a list of tasks, starting with the most urgent.

Second Phase – Completed Nov 2025

Replacement of the submain cable from the DNO (Distribution Network Operator – Scottish Power, SPEN) to the Spider Hut, as well as replacing the switchgear (circuit-breakers) in the Spider Hut.

ELECTRICITY UPDATE – JON STARBUCK

Third Phase – in progress

- Replace the overhead cables in the woods with armored cables in ducting on the ground.
 - Replace associated enclosures and switchgear and make it safe and compliant with the regulations.
 - These cables feed approximately one-third of the site.
 - Some absolute moron has "repaired" the cables here already, making them dangerous.
 - **Quote for Third Phase.... £ 63,956 + VAT.**
 - To complete this project, to make PP safe and legal and compliant, needs serious financing, (ballpark estimate, £250,000) we are seeking a long-term loan arrangement to cover this.
-

Phase 3:

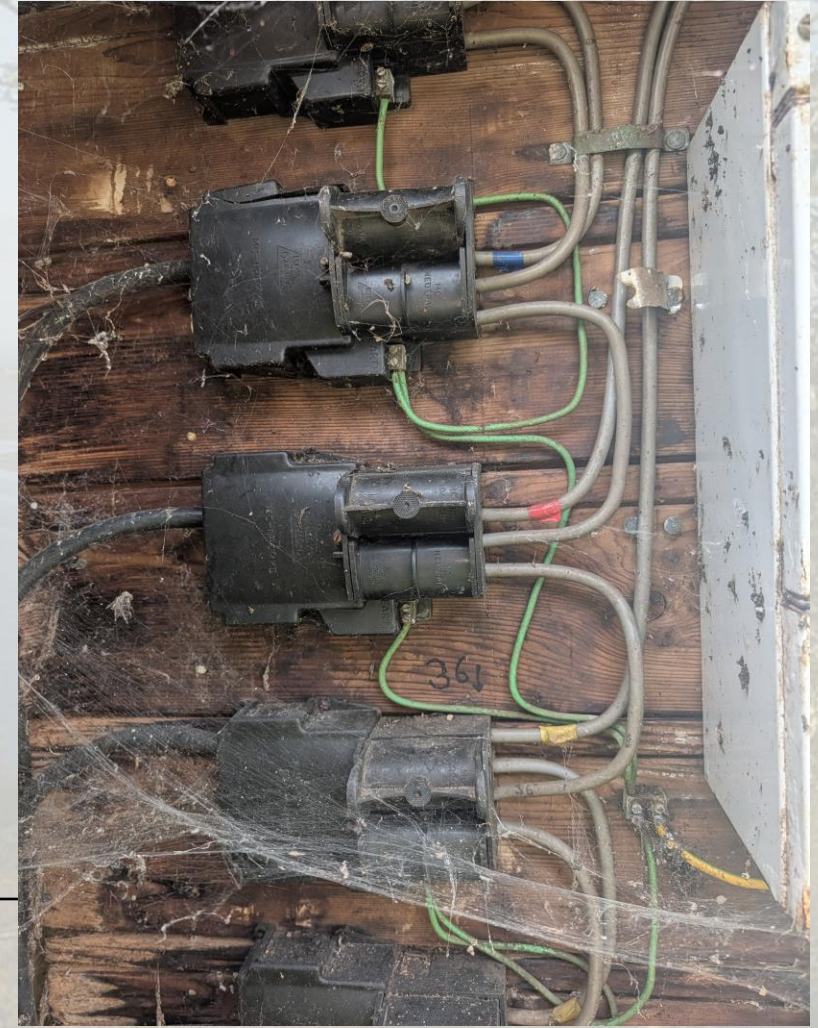
Replace the overhead cables in the woods – hard to see in these photos...



ELECTRICITY UPDATE -CONTINUED

Forth Phase

Replace or repairs to the 13 feeder pillars throughout the site





SEWAGE UPDATE – MARTIN CRECHLEY

◆ **Current Setup - recap**

- Not connected to mains sewage.
- All waste processed on site.
- Treated water discharged into estuary under NRW licence.
 - Licence cost: ~£3,000/year.
 - Strict regulatory compliance required.

◆ **Operating Costs**

- Processing plant runs 24/7 at ~2kW.
 - Electricity cost: ~£40/week (@25p/unit).
- Solid waste collected ~every 6 months.
 - Disposal cost: ~£1,000 per collection.
 - Waste Transfer Notice issued for compliance

Sewage Plant Replacement – Urgent

◆ **Current Condition**

- Old metal tank (like a large skip) above main road.
- Structurally compromised — at risk of splitting open.
- Immediate replacement required.

◆ **Replacement Plan**

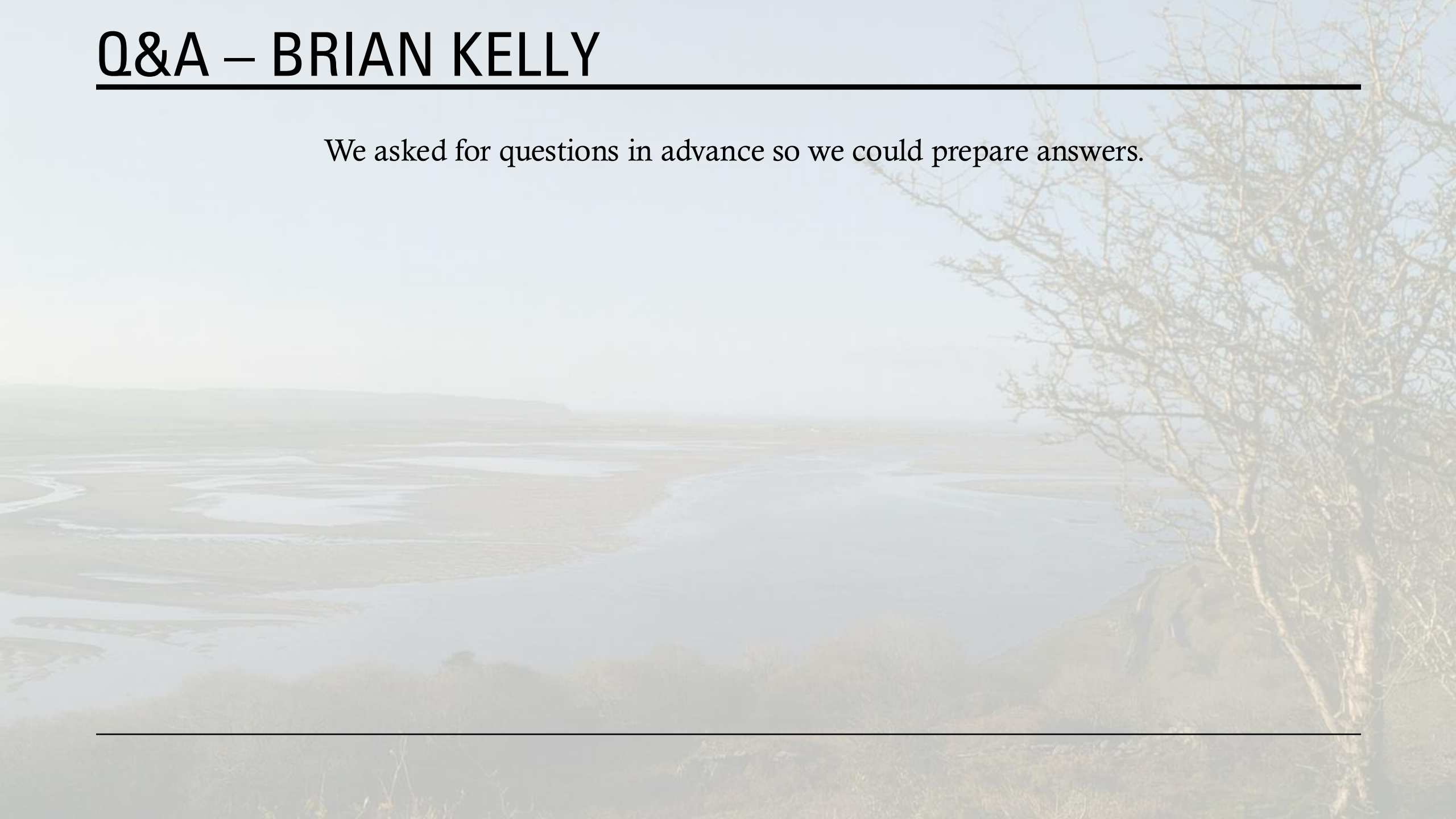
- Contractor engaged to design new system. - done
 - New location planned for better access – in progress
 - Next steps:
 - Geological survey - done
 - Planning permission – in progress
 - Estimated cost: ~£250,000.
 - We cannot use the old site as we cannot get the old system out
 - This project is not moving at the speed we would like – any help would be very welcome
-

QUESTION & ANSWER



Q&A – BRIAN KELLY

We asked for questions in advance so we could prepare answers.



NEW -PARKING POLICY

Purpose

- Ensure safety of residents, guests, pets, wildlife and emergency access
- Protect the park environment and infrastructure
- Manage limited parking spaces fairly across the estate
- Vehicle Rules
 - All vehicles must be roadworthy, taxed, insured, MOT compliant, and driven by licensed drivers
 - Generally limited to 1 vehicle per property
 - Maximum vehicle size: 2,500kg GVW
- Permitted:
 - Private cars
 - Light vans
 - Motorcycles
 - Small baggage trailers
- Not Permitted:
 - Commercial vehicles
 - Caravans
 - Horseboxes
 - Large trailers
 - Boats

Driving & Safety

- UK road laws apply throughout the park
- Strict **10mph speed limit**
- Pedestrians always have priority
- Drivers must follow site signage and be mindful of children, pets, and wildlife

Parking Rules

- Parking only in designated areas
- One guest vehicle allowed when space permits
- No abandoned, unused, or uninsured vehicles
- No obstruction of roads or footpaths
- Grass parking tolerated in dry summer conditions

Electric Vehicles

- 3-pin charging permitted at owner's risk
- Charging above **10A / 2.5kW prohibited** due to site power limitations
- Dedicated EV charging points under consideration

Liability

- Vehicles and contents entirely at the owner's risk
 - Park Management accepts no responsibility for loss or damage
-

CLOSE



Our Site, Our Community, Our Future

Thank you to everyone for their contribution

THANK YOU FOR ATTENDING

PLEASE ALWAYS USE THE ADDRESS
ADMIN@PPEML.ORG TO CONTACT US.
EMERGENCY NUMBER: 07942 287030

Please never ever disturb staff in their private
properties unless it is an emergency





PLAS PANTEIDAL

ESTATE MANAGEMENT

Our Site, Our Community, Our Future

PPEML MEMBERSHIP MEETING

PPEML MEMBERSHIP MEETING - SONIA

- Appointment for Directors
 - Jon Starbuck
 - Martin Cretchley
 - Looking to appoint a non-director company secretary
 - We want to strengthen the board further ASAP
 - We will be recruiting a site qassistant for Jon
 - Sonia has stayed with us during the transition and is now leaving – massive thanks for all the hard work.
 - Membership
 - Welcome!
 - Some people did not meet the criteria
 - Covenants
 - Promoting sharing values of PPEML
 - We followed a structured process of selection.
 - Board Meetings
 - Minutes monthly
 - Management Accounts Quarterly
 - Should we circulate to all owners? Vote
 - Finance
 - Update
 - Project Update Overview
 - Water
 - Electricity
 - Sewage
 - Land Sales
 - PPCG
 - Next steps
 - Working with PPEML
 - Leading the membership
-

THANK YOU FOR ATTENDING

PLEASE ALWAYS USE THE ADDRESS
ADMIN@PPEML.ORG TO CONTACT
US.

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properties unless it is an emergency

