



PLAS PANTEIDAL
ESTATE MANAGEMENT

PPEML Newsletter May 2022

We have some news to share and updates on the progress that has been made towards improving the site. PPEML's voluntary / unpaid directors have been working hard since the organisation acquired the Plas Panteidal site. Like everyone, we're impatient to see improvements, but we also know it's going to take time. There is a great deal of work to do and we hope we can count on your support and understanding as we put everything in place.



Successful Meeting

It was wonderful to see so many chalet owners at our consultation meeting at Neuadd Dyfi at Easter (pictured). About 35 people heard a presentation from the PPEML directors and discussed the issues in small groups. They made notes (on paper tablecloths!) which included: ideas for site guidelines, questions about land sales and site management, and a wonderful list of what we all love about Plas Panteidal.



From tranquillity, dark skies and the hoot of the owls, through to a sense of community, it was clear that everyone appreciates this special place and wants the best for it. The notes will feed into future discussions about what owners want.

Coming Soon: Online Meeting

The next consultation meeting will take place on Zoom on **Saturday 25 June at 10am**.

We'll send out invitations by email shortly. We hope you can join us, especially if you missed the real-life meeting. A newsletter can't cover all the various issues we are dealing with, so please try to attend if you can.

Covenants

As a direct response to a request made at the last meeting, we have circulated a summary of the main requirements of the covenants, which apply to all chalet owners. Hopefully this was a help to those who haven't looked at their copy for a while or can't locate it.



Website

We have refreshed our website to include frequently asked questions and we'll be adding more pages over time: www.plaspanteidal.org.uk

Roles

PPEML have four voluntary directors, a bookkeeper, an accountant, and a solicitor. We have now extended the contract with the bookkeeper to support other administrative tasks. We are looking to appoint a site manager soon.

The directors are Helen Sandler, Mike McCarthy and Jon Starbuck, who have been in post for a while, and Sonia Roberts, whom we were pleased to welcome to the board in May. Sonia is a chalet owner who has vast experience in the business and charitable sectors. You can read more about her on the Landau website: <https://www.landau.co.uk/who-we-are/>

FINANCE

Service Charge & Other Funding

We are pleased to report that 93% of chalet owners have now paid their Service Charge. The charge alone is not enough for all the works planned, but we have also received kind loans and donations from chalet owners. If you would like to make a contribution, we are now ready once again to receive these, so please get in touch for a form. We are also in consultation with the Robert Owen Community Bank about borrowing money to pay for works. Applying for grants is another possibility when we have more accurate costings to show funders.

We are also aware that some owners would like to buy the land around their chalets. This is a complex issue on which we are taking advice.

Annual Accounts

We appreciate that everyone will want to know where their money is going and that it is being spent on the agreed priorities. PPEML is a not-for-profit organisation set up by and for chalet owners, purely to own and manage the site responsibly after years of neglect. It is not a property developer or a profit-making business.

The first set of accounts will be available in December and will cover the period up to March 2022. This will not include the spending that is going on in the coming months but we will share that with you as we go along.

The budget for 2022/23 will be revised once we have detailed costings. We are currently working on an early estimate of £210,000 in the first year; however, prices across all sectors have since increased significantly. Budget summaries and charts which were shared at the consultation meeting will be updated in time for our next meeting, when we should have more accurate costings.

SERVICES

Sewage

One of the problems PPEML inherited from the previous owner was that untreated sewage was being discharged from the estate onto the A493 road. This was obviously unacceptable, and we faced significant penalties from Natural Resources Wales and Gwynedd Council if we did not resolve it.

We arranged for a visit from Mayglothling Waste who emptied nine tons of effluent and 'rag' from the sewage treatment tank. They also cleared the drain under the road which was blocked with rocks. We are pleased to say that the site is now discharging treated (instead of untreated) effluent into the estuary (instead of the road), in line with our licence to discharge. We hope the site will be deemed 'compliant' next time the inspectors call!

To maintain the system going forward, the tank will need to be emptied regularly and chalet owners must ensure that only the 3Ps (paper, pee and poo) are put down the toilet. No wipes, sanitary products, etc – which should go in household rubbish.

BEFORE: black liquid discharging into estuary



AFTER: all clear!

Water

PPEML have arranged several visits from water companies to quote for replacing our water supply system. We are waiting on detailed quotes now from our chosen firm for drilling a borehole and replacing the tanks. In the meantime, please make sure that anyone using your property knows the water is currently unsafe to consume, and unsafe for bathing open wounds. The law says you must make this clear in writing before their stay and display notices inside the property.

Road

PPEML have arranged site visits from companies interested in repairing or resurfacing the access road. Unfortunately we are coming to this at a difficult time, when contractors are over-stretched and supplies are both expensive and hard to source. We are waiting for detailed costings before considering our options. These could include: doing the work in stages over a few years, starting with the worst parts of the road; or taking out a loan to do it all at once, to be repaid over the next few years.



Inspecting the road

Electricity

PPEML inherited the out-of-contract rate of 89p / kWh with Opus Energy. We are having trouble getting a final bill from Opus Energy that is accurate and has the correct rate of VAT on it. This is delaying PPEML billing chalet owners for electricity, but we are hopeful that it will soon be resolved. After 24 April we went onto a contract with British Gas at the rate of 37p / kWh (plus standing charges and VAT).

Bins

Gwynedd Council have decided that the best way to resolve the ongoing issues with overflowing bins and rats is to remove the large bins from the bin compound and instead distribute individual wheelie bins to chalets. You should have received a letter from the Council about this. Chalets that are registered with the Council as businesses will have to arrange for commercial waste collection. Please direct any questions or comments about this change to Gwynedd Council.

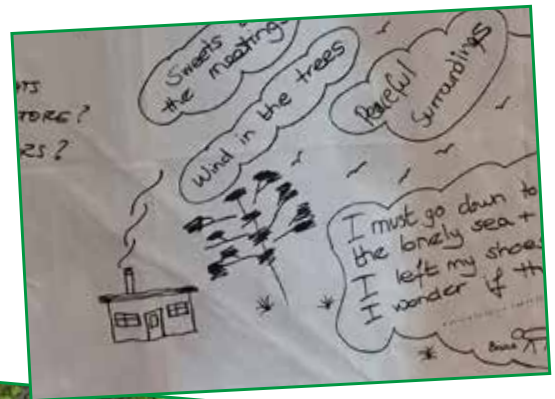
Insurance

PPEML has public liability insurance for the common areas of Plas Panteidal. It is your responsibility to insure your chalet or bungalow and its contents.

Grass & Common Areas

Whilst the estate has many other issues that need attention, PPEML have limited resources and staff. We are asking that chalet owners continue to take care of the area around their chalet, as they have been doing, until we can appoint a site manager/groundsman. We appreciate your ongoing support in this matter.

While grass cutting and tidying all make a positive contribution, the land around your chalet remains the property of PPEML (unless you have the deeds for it). We are aware of numerous fences, decking areas, planted areas, sheds, conservatories and structures which have been erected (both recently and historically) on common areas. Some of the structures prevent free passage of everyone to enjoy Plas Panteidal, some are unsightly or unsafe, and many will require planning permission from Snowdonia National Park / Parc Cenedlaethol Eryri. The insurer has advised us to deal with these issues and we will be looking to consult with property owners. We respectfully ask that everyone desists from these activities while we come up with a coherent and fair policy.



Thank you!

A big thankyou to everyone who has been quietly helping out on site or in other ways. It's great to see people pulling together. *Diolch yn fawr!*

Photos by Simon, Jon, Helen