



# PLAS PANTEIDAL

## ESTATE MANAGEMENT

PPEML NEWSLETTER

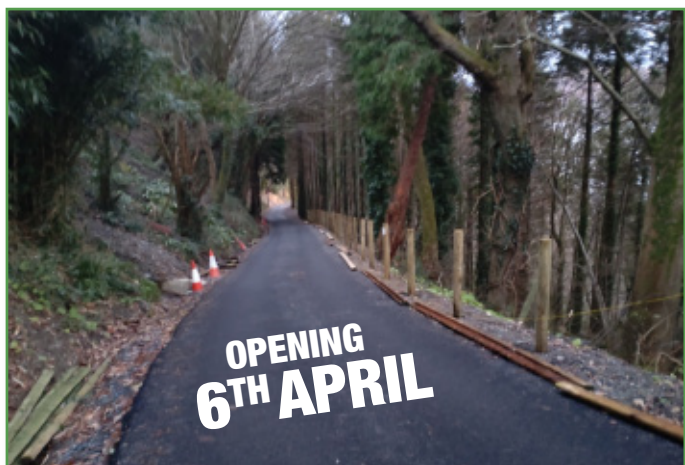
MARCH 2023

KEEPING OWNERS INFORMED

**ROAD OPENING:** Thursday 6th April at 11:00 am, the road will be officially opened. The event will be attended by a Jackie Milton from the Robert Owen Bank and local MP Liz Saville Roberts and MS Mabon ap Gwynfor.

### OFFICIAL ROAD OPENING

We have arranged for Jackie Milton, Mabon ap Gwynfor and Liz Saville Roberts to visit the site for the official opening of the new road. Jackie is from the Robert Owen Community Bank who kindly loaned PPEML the money for the road to be done. Liz has been involved with the site for many years trying to help us move forward. This will take place on 6th April 2023 and we would love to see as many of you as possible on the day. The opening will take place at 11:00 a.m. followed by refreshments at the top of the new road.



### NEWSLETTER UPDATE

One of PPEML's main intentions for this new financial year is to keep everybody up to date with what is and why it is happening with the site by creating a regular newsletter. We would like as many people as possible to engage with this (i.e. your comments) so that we get a feel for what you consider to be necessary for the site to run smoothly.

Thank you all for your comments on the last newsletter and we are trying our best to answer all your questions.

We are grateful to the two residents who have stepped forward to take on the role of producing the newsletter going forward. Our thanks to Mark Haygarth and Jane Simpkin, who will be working together on future editions.

We hope that more people will be willing to step forward to support the PPEML team.

PPEML is a not for profit company and all of the directors are volunteers. As you can imagine there is an awful lot of work to running a site like this.

This first year has been a very tough one as the task that we had taken on was a very difficult one but with your help our aim is to keep improving the site year on year.

### COUNCIL TAX CHARGE

**Disclaimer:** The following information is a direct extract from the Gov.uk website and PPEML cannot be held responsible for any errors, omissions, phraseology or terms contained within their composition.

From 1st April Gwynedd Council will be raising Council tax by 50% on second homes and furnished properties that are not a main residence, this is a concern for many owners.

There is a provision in the act that specifies classes of exemptions where the raising of a Council Premium Tax is prohibited and these are:

CLASS OF DWELLING	DEFINITION
Class 1	Being marketed for sale - time limited to one year
Class 2	Being marketed for let - time limited to one year
Class 3	Annexes forming part of, or being treated as part of the main dwelling
Class 4	Armed Forces personnel currently in Armed Forces accommodation
Class 5	Occupied caravan pitches and boat moorings
Class 6	Seasonal homes where year-round occupation is prohibited
Class 7	Job-related dwelling

To find out more visit

<https://www.gwynedd.llyw.cymru/en/Residents/Council-tax/Council-Tax-Premium-Second-homes-andfurnished-properties-that-are-not-a-mainresidence.aspx>

### ECO SURVEY

On the 20th February environmental consultant Iain Cox visited Plas Panteidal to carry out an environmental performance survey, funded through Social Business Wales. Iain will produce a report including an Environmental Policy, action plan and Eco code. We will share the finding and report with you all in the next newsletter.



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## AGM AND OWNERS MEETING

The AGM is on Saturday 22nd April at Neuadd Dyfi at 2:00p.m. Owners are welcome to join the AGM which will be followed by the Owner's meeting at 2:30.



## SEWAGE

The sewage tank was recently emptied for the second time since PPEML has taken over, this is a task that will have to be performed approximately every six months. In total 8000 gallons of effluent was collected at a cost of £1,723. Could we remind everyone that the only 3 P's should be flushed down the toilet (Paper, Poo and Pee!), please do not put anything other down the toilet other than human waste and toilet paper. Shane has been carrying out maintenance to the tank and installing new steps to make future access easier and hopefully less time consuming for the drainage company which will reduce the time and cost spent on site.

## DEFIBRILLATOR

The Aberdyfi Advertising and Improvements Committee (AA&I) will contribute 90% funding towards a defibrillator for the site. The cost of a defibrillator pads and cabinet will total £1523.60, we have applied for a grant and PPEML pay only 10% and will pick up the electricity cost and extra pads when needed. Hopefully we will have it located onsite in the very near future.

## ENERGY BILL SUPPORT

**Disclaimer:** The following information is a direct extract from the Gov.uk website and PPEML cannot be held responsible for any errors, omissions, phraseology or terms contained within their composition.

Apply for £400 energy bill support if you did not get it automatically (Energy Bill Support Scheme Alternative Funding) use this link to check your eligibility and to apply <https://www.gov.uk/apply-energy-bill-support-if-not-automatic>

You can now apply for the discount if you do not get it automatically. You can only make one application per household.

Eligible homes include residential park homes, you can apply if:

- you pay for the energy your household uses
- you're applying for your main, permanent home
- you have a fixed address in England, Scotland or Wales

You are not eligible if, you automatically get the £400 and if, you've already had Energy Bills Support Scheme payments.

## VAT

A couple of people were curious why PPEML is VAT registered. The reason is:

■ The registration threshold is met when turnover exceeds £85k in a rolling 12 month period. This includes the service charge and the electricity recharge.

■ In April 2022, £72k of service charges were deliberately raised with no VAT on them, the decision was made to not register for VAT at that point as we had not yet reached the threshold, as the electricity was recharged in subsequent months we went over the threshold and PPEML then had to register for VAT.

■ Donations have not been included in the VAT calculation as they are exempt from VAT.

## ELECTRICITY SUPPLY ISSUES

There have been a couple of recent incidents where the supply of electricity to some chalets has been interrupted. Property owners are reminded that the private electrical distribution infrastructure at Plas Panteidal is in a very poor state of repair, much of it obviously having seen no maintenance whatsoever in decades, as well as numerous very poor-quality repairs in more recent years. PPEML are working with local commercial electricians to produce a report on the state of the electrical distribution system at Plas Panteidal which will help us identify the areas most in need of upgrade and repair. In the meantime, PPEML will of course strive to keep the supply of electricity to all properties safe and operational but this cannot always be guaranteed.

Newsletter Ends