



PLAS PANTEIDAL

ESTATE MANAGEMENT

PPEML NEWSLETTER

APRIL 2023

KEEPING OWNERS INFORMED

THE NEW ROAD OPEN DAY

The road opening went very well and we were very pleased to say that the rain held off for us.

It was so nice to see so many of you at the event and thank you for your support. Liz Saville Roberts MP, Mabon ap Gwynfor MS, Jackie Milton of the Robert Owen Community Bank also attended. Then Jackie Milton and Liz Saville Roberts both made a speech each on the amazing achievements that have been made to the site in the last twelve months, before cutting the ribbon.

A good time was had by all.



THE ELECTRIC FAILURE

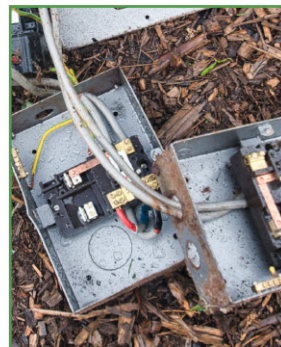
As we are all aware the electric supply on site is in a very poor state of repair and this came to the forefront last month.

The site suffered two major power cuts last month which effected around 10 chalets on site. One on Friday the 03/03/2023 which affected only two properties but we could not arrange an electrician for that day, however we did manage to find one for the Saturday. Unfortunately the fault turned out to be quite major and could not be fixed straight away by that electrician, and it was going to be a two or three man job.

We then contacted another electrician with this new information who came to have a look at the job on Tuesday. It would require a long length of armoured cable and a trench to be dug with a small digger to bury the cable. The work was completed on Friday 17/03/2023.

The other power cut effected several properties and was the result of a fuse blowing at 3.00am on the Monday 06/03/2023 and repeatedly continued to fail. This also required an electrician who tried on several occasions to reconnect the electric supply.

This problem was also a major job because it turned out that the main wiring from one of the junction boxes had not been linked up correctly and the fuse was having too much drain put on it from too many properties.



The final solution to this was to separate the properties from one major supply and create two separate supplies. This took six electricians a whole day and a new armoured cable as the old cable originally installed in 1979 had corroded and this was causing the fuses to blow it also required two new circuit boxes as the old ones were not fit for purpose. It was all put right on the 30/03/2023.

We are still waiting for the invoice for the digging of the trenches.

As you can tell the safety report that was referred to in last months newsletter is vital to us all.

THE ECO REPORT

We have now received the Eco report from Ecostudio, it is a 12 page report plus one page review. There is a lot of information to digest, if any of you feel that you would be interested in helping us with this and becoming part of the working forum we will be happy to send you a copy. The site maybe entitled to certain grants for the work and this could result in us all making savings on our energy bills long term.

TO
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THE WATER

PPEML have now received the quote from Penstar for part of the equipment needed to complete the works on the new water system. We are still waiting for the quote from Will Rees to carry out the construction work e.g. digging out the spring collection point to prevent contamination from sheep and debris entering the water supply and creating trenches for the new water pipes to be buried thus preventing damage and freezing. We have received a message from Will Rees that the work will be delayed due to a combination of very wet weather and health issues. They are now hoping to start the work in June 2023.



THE DRAINS

The drains between chalets 35 and 16 were blocking regularly so PPEML organized Mayglothing to flush them out. This took three hours. We think it is very important to keep you all in the picture.

DOGS ON LEAD

Will all owners please remember dogs should be on lead at all times not only on site but in the surrounding fields as unfortunately one of the local farmers had one their pregnant sheep attacked and it and the lamb had to be destroyed. PPEML is a public site and therefore it is law that dogs should be on lead. Can owners who rent out their property please ensure there is a notice displayed to make their guests aware of this.

THE AGM AND OWNERS MEETING

We are looking forward to seeing as many people as possible on the 22nd April 2.30pm at Neuadd Dyfi. We are pleased to announce that we can now offer a link to the meeting for all of the owners who are unable to make it to the venue. We will forward the link prior to the meeting



DEFIBRILLATOR



There is now a defibrillator on site at Plas Panteidal. As a temporary measure it is fitted to Chalet 28, this is not intended to be its permanent home.

Thank you to the Aberdyfi Advertising and Improvement Committee (AA&I) for funding the majority of the cost.



LITTER

Just prior to the road opening a Good Samaritan picked up rubbish that had accumulated along a short stretch from the entrance to the Stables. The photograph says it all. It should not have to be said but - if you see some rubbish please pick it up and dispose of it responsibly, thank you. Could all owners ensure that they or any of their guests in their properties put the recycling bins out every Thursday evening and the General waste bin every third week as we have had reports of rats around un-emptied bins.



Newsletter Ends