



# PLAS PANTEIDAL

## ESTATE MANAGEMENT



### Welcome & Communications

Over the spring and summer, several chalets have been bought and sold, a big welcome to all new owners and fond farewells to those who are leaving us. PPEML operates a regular newsletter which is issued to all chalet owners and a dedicated email address -

[admin@plaspanteidal.org.uk](mailto:admin@plaspanteidal.org.uk) - which owners can use to raise any concerns queries or information.

We do not operate a Facebook or any other social media platform to communicate. We are aware that there is an owner's forum which many of you may use, but this is not managed or administered by PPEML. Whilst we encourage an independent owner's forum, we want to reassure you that queries, complaints and compliments are dealt with confidentially and if appropriate shared via the newsletter, email or at the owners' meetings.

### Owners Meeting 28<sup>th</sup> October

The next owners meeting will be held at Neuadd Dyfi in Aberdyfi on 28th October at 2:30pm. We have arranged for a guest speaker from the Woodland Trust to give a presentation of the forestry report and plans for the site.

Owners will have the option of joining virtually but would be made very welcome to join in person with the opportunity of getting to know your neighbours whilst enjoying tea and biscuits. An update on finances and site fees for 2023/24, water, sewage and electrics will be discussed at the meeting.

## **Sewage Problems**

We have ongoing sewage problems on site, not least an overflowing sewage on the road at the top of the bungalows. Mayglothling have been out on two occasions to jet this drain, but the blockage is persistent and is refusing to move. Further investigation has identified a brick lodged in the pipe which is too far to reach and too jammed to jet away. Contractors will hopefully be on site before the end of October to excavate under the road to access the blockage.

Further problems are brewing in the sewage department. We do not appear to be discharging our treated effluent in the correct place, and the pump at the sewage plant the wooded area near the main road is starting to malfunction. Jon has managed to resolve the pump issue for now, but there will need to be another significant investment required on a site which has lacked any attention and investment for many years as we cannot be in breach of our license to discharge.

## **Site Fees 2023/24**

Despite efforts to minimise the costs for next year we have seen significant increase in the outgoings this year, the water project has gone from a budget of £23,630 to an actual spend to date of £41,390 and this is without the filtration system. The increase is due to inflation and the rise in costs of raw materials alongside the additional work that was required to move from a borehole to a recovering water from a spring source.

We have now had 6 calendar months of trading which has enabled us to consider the site fees for next years, with our best efforts we are aiming on keeping it below £2,000 and whilst this is a huge disappointment, we need to be realistic on the true costs. 36% of our income is paid to the loan taken out for the road leaving very little for work that we are duty bound or legally required to carry out. We will provide a financial update at the next owners meeting in October, please note PPEML is run by volunteers with a small amount of money going to bookkeeping, legal and site maintenance.

## **Water Update**

We have received the water test report, which for those of you that are scientific minded showed that there was a Low pH with a negative Langelier index shows that the water is acidic in nature with a tendency to corrode metallic plumbing fittings, which is a sign that it is fairly pure.

The iron and manganese concentrations are above the limit, which we were aware of from the previous water system, and the level of aluminium was also above the maximum permitted for potable water.

However, the water sample was quite cloudy and the metals, particularly the aluminium, may originate in the particles of clay suspended in the water. We would expect this to reduce as the water clears.

We are still awaiting the recommendation for which filtration system we should use before moving from the old water storage tanks to the new.

We still have a little more work to do at source, but the fencing has now been erected to prevent the animals from contaminating the area. The contractor who is currently away following Wales on their Ruby World Cup Tour will be back towards the end of this month.

We appreciate the water on site has been worse than normal lately (not even we thought that was possible) but hope that they work will be completed as soon as possible.

## **Tree Felling**

We recently had contractors on site following a survey carried out last year, they have carried out work on trees that we are posing a danger and were diseased or dead. We have had a few requests from owners citing health or not 'at risk' trees that they would like to have removed or added to the list. We are arranging a further site survey but based on the current funding we will only be funding tree removal that pose a significant risk. Owners are welcome to self-fund tree removal once permission has been agreed with PPEML and the National Park.



Photo: Beth Richards

**PLAS PANTEIDAL ESTATE MANAGEMENT LTD**

COMPANY LIMITED BY GUARANTEE: NO. 13292974

REGISTERED OFFICE: 28 PLAS PANTEIDAL, ABERDYFI, GWYNEDD LL35 0RF

WEB: [www.plaspanteidal.org.uk](http://www.plaspanteidal.org.uk) EMAIL: [plaspanteidal@gmail.com](mailto:plaspanteidal@gmail.com)