



PLAS PANTEIDAL
ESTATE MANAGEMENT

PPEML Newsletter Sept 2022

ROAD WARNING: We have been informed that on Friday 16th September the remaining small section of road at the bottom of the hill is being tarmacked by the property owners there. The road should be considered shut while this work is being carried out. We have asked if the bin lorries can be allowed through in the morning before work commences. Other cars may be able to get past with patience.

Bonds

A massive thank you to the 30 property owners who have offered to lend money in the form of bonds in order to unlock a loan from Robert Owen Community Banking (ROCB) to renew the road. We are delighted to say we very quickly met the target set by ROCB through your kind pledges.

Following this brilliant response all the directors met with Jackie, Head of Operations from ROCB, to inform her of the good news. She does not foresee any problems and will be submitting our loan for board approval at the next panel meeting. She has also agreed to help draft a loan agreement before getting it ratified by the legal representatives for both parties (PPEML and ROCB). We will continue to communicate directly with those that have pledged bonds on the next steps. Once again, our thanks for your continued support.

Road

It is anticipated that the funding can be in place to enable work to begin by the end of September. This date is subject to an independent surveyor's report which we have commissioned to confirm the ideal specification and quantity of materials and infrastructure (eg gullies). We decided to undertake a surveyor's report as the discrepancy between the two quotes for the road was significantly different. The new road starts at the bottom where the new section (funded by two houses at the bottom, PP Lodge and PP Cottage) finishes.

It comes all the way up the hill and finishes at the crest of the hill outside Chalet K. It does not include any other sections of road or side roads or footpaths. Once this work is completed the remaining potholes will be properly repaired.

Water



Exploration for underground water supply via a borehole proved unsuccessful despite drilling to over 180 metres. Fortunately the brunt of this cost will be picked up by the contractors who were as disappointed as we were. We know there are at least four successful boreholes around the area, including one at the Old Stables, so had every reason to expect success. We have sought specialist advice with an independent geologist who confirmed we have simply been unlucky.

We have since met with the contractor on site (pictured) and will explore other options, one of which is the possibility to improve the existing source. As reported in the last newsletter, a small team from Plas Panteidal has already worked hard at this. The water company examined the source and confirmed

that it would be practical to dig back further to where the spring or stream emerges from the ground and pipe the water direct from there to new tanks where it would be filtered and treated. This would prevent sheep and cow dung from polluting the water.

We are now waiting for a written report from the water company so we can assess the options carefully. In the meantime we will press ahead with bringing in new tanks and decommissioning the old ones which are not fit for purpose.

Water disruption

On Friday 9th September, we experienced issues with the water supply which left some properties without running water. We believe that this has been caused by a pump malfunction between the water tanks: water is collected in a tank then filtered and pumped into a second tank for distribution to properties. The current filtration and pumping system are not (nor ever were) fit for purpose. We had the foresight to invest in a more powerful and appropriate pump some months ago with the plan of installing a new pumping system after the work on the borehole had been completed.

We are aware that there are a number of issues with our water supply and we are working to have a reliable and better-quality supply in place as outlined above. We thank you for your patience and apologise for the disruption and inconvenience this may have caused you.

Site Manager

The new part-time site manager, Jonah Dobson, started work on the 7th September in a self-employed capacity. Jonah has an agricultural background having spent many years working the land at organic and community-supported farms. She also has experience of spring water tanks and maintaining sewer and water systems – and if that's not enough, she is an electrical installer, making her ideal for the site manager role.

Jonah is currently on her induction, part of which is taking the meter readings, so if you see her about the site please say hello and introduce yourself.

Electricity

Thank you to the owners who have submitted or made available their meter readings and who have paid their electricity bills. Please continue to send meter readings at the end of each month.

If we have not had your reading yet for end of August then please email it now to **accounts@plaspanteidal.org.uk** and send another at the end of September.

It's reassuring that on 24th April we moved to British Gas and a much more favourable tariff which is locked for three years, guaranteeing a little protection against the cost of living increases. It's nice to see that something will not be hit by inflation just yet!

Covenants

We are aware that owners are continuing to breach the covenants, we kindly remind all property owners of their commitments. Those that are in significant breach will be contacted shortly to redress any liberties that have been taken. We are planning in the future to sell plots of land where appropriate to owners, but would remind everyone that the covenant still applies on their own land.

Site Rules

We are finalising the site rules, designed to ensure that all owners may live peacefully in beautiful surroundings and not to place unnecessary restrictions on owners. We are sure that, provided the rules are accepted in the right spirit, our park will continue to be a happy and environmentally sound community.

Queries

If you have concerns relating to the site please address them to this new email address: admin@plaspanteidal.org.uk

A reminder: As the only director living permanently on-site, Jon Starbuck has been getting concerns from owners who have been contacting him at his chalet. Jon is fully committed in his role as a director and gives a huge amount of time voluntarily; it is fair that Jon's privacy is respected by owners. If you have an emergency you should contact the appropriate emergency service. If you have a concern with your neighbour, speak to them in the first instance. Thank you.