

Thanks to all those who attended and contributed to the Owners Meeting.

Owners Meeting

We extend our gratitude to everyone who participated in the recent Owners' Meeting. It was encouraging to see so many of you engaged in positive and constructive discussions about the future of Plas Panteidal. Your contributions and suggestions are invaluable as we work together to make Plas Panteidal a better place for everyone.

The minutes from the meeting have now been circulated, along with the PowerPoint presentation that was shared. Key updates included water, Land Sales and Leases, with clarification on land ownership, including a detailed site map and confirmation that communal areas will not be sold. Responsibilities for maintenance were also discussed. Brian was welcomed to the board and endorsed by owners at the meeting.

We were pleased to report that 97% of site fees have been paid. The predicted budget for 2024/25 was shared, and the annual accounts are expected to be finalised by the end of September, these have now been approved and will be circulated shortly.

Updates on essential maintenance to the sewage system were discussed along with tree work and road improvements, and plans for ongoing site maintenance were also discussed.

Owners were invited to submit questions before the meeting which Brian diligently discussed and responded to, we look forward to our next meeting in the Spring.

Water Update

Penstar visited the site on Tuesday, 5th November, to oversee the final commissioning and official handover of the system. Everything is operating as expected and any remaining issues, including the tannin causing the discolouration in the water, are being resolved.

This marks a significant milestone in our efforts to improve the water supply at Plas Panteidal. Bacteriological analysis is also still being carried out, to ensure clean, safe water for all residents.

Until the water is signed off by Gwynedd council it is still considered unsafe for human consumption. We hope to have the council sign off by the end of November.

There are multiple pipes feeding the water distribution to the site, and we are continuing our efforts to identify and resolve the source of any ongoing contamination between the new water tanks and chalets.

We would like to take this opportunity to sincerely thank everyone for their patience during the installation process.

Thank you, Giles ☺

We would also like to extend a huge thanks to Giles who has given his time voluntarily to construct a new shed, situated next to the new tanks to house all the new equipment.



Energy Supply

From April 2025, UK residents will see an increase in the utilities standing charge. This charge, which is a fixed daily fee paid regardless of usage covers the costs of maintaining the energy supply network. Unfortunately, this increase will affect households across the country, adding to the overall cost of electricity and gas bills.

The standing charges have become a significant portion of energy bills. This upcoming rise continues a trend seen over the last few years, with standing charges more than doubling in some areas since 2022. The increase is linked to the ongoing challenges in the energy market, including global supply chain issues and geopolitical tensions. As a result, consumers face higher fixed costs, regardless of their actual energy use.

PPEML has been in discussions with various energy providers to secure a more competitive rate. With energy prices currently lower, we are exploring options to lock in a deal that could help counterbalance the upcoming standing charge increase.

We have secured a 36-month contract from April 2025 with Yu Energy. As anticipated, the standing charge has increased from about £4.50 per chalet per month to £9. However, the per-kWh unit rate has reduced from 36.96p to 21.63p.

We aim to minimise charges and the added levies, ensuring that residents can manage their bills more effectively. We will continue to keep you informed about any developments in energy prices.

Universal Credit can Help!

We are pleased to share a recent development that may benefit residents at Plas Panteidal. A couple of residents have successfully navigated the complexities of Universal Credit to secure financial assistance towards the PPEML Maintenance Charge. This is a legitimate means of obtaining support for housing costs.

Universal Credit has recognised the PPEML Maintenance Charge as a crucial housing expense that other benefits do not cover.

After considerable effort and persistence, resident Carl managed to get an approved payment of £175 per month, with a substantial backdated sum totalling £2100.

Carl is encouraging any Plas Panteidal owner currently on Universal Credit to make a claim and is happy to help guide them on how they too can access similar support.

His experience and success in navigating this process could prove invaluable to others facing similar challenges. For more information or assistance, please contact admin@plaspanteidal.org.uk.

Land Sales Update

Two surveying companies had submitted quotes for the task of measuring and registering land sales at Plas Panteidal, and after careful consideration, we have opted to proceed with MMP, as they are both local and offer a more cost-effective solution.

We have been advised by MMP to contact the land registry to review their plans as there are significant discrepancies with their maps compared to the physical site map. To continue could be a wasted exercise if the plots are not aligned correctly on the plan to what is on the ground.

The good news is that the automatic reply from the Land Registry says we should have a response within 20 days unless they require more information.

If any new owners are interested in acquiring land surrounding their property, please email admin@plaspanteidal.org.uk to be added to the list. Communal areas will not be made available for sale.

Details regarding; land covenants, fencing specifications, and the intended use of the land are still being finalised. It is proposed that the cost of conveyancing and registering the land will be split between the purchaser and PPEML.

Thank you for your continued interest and engagement in this process!

Plas Panteidal Consultative Group (PPCG)

Owners wishing to join the PPCG please contact: ppconsultativegroup@gmail.com

Potholes

Phase 2 of the work to repair the potholes at the top of the road has been postponed. This decision was made to avoid any disruption or interference with the water system upgrade. Once the water work is fully completed, we will reschedule the road repairs budget permitting for early spring.

Ground Work

We are delighted to property owner Simon for his invaluable assistance with site maintenance at Plas Panteidal. Over the past few weeks, Simon has been working closely with Jon on various tasks, including strimming and general grounds maintenance. His work has been greatly appreciated by all.

As a self-employed professional, Simon comes fully insured to carry out this type of work, ensuring peace of mind for all residents. If any owners would like to engage Simon for

assistance with their own property maintenance, please contact him at simonthomas@2ridetheworld.com and phone number 07534 682684

Thank you again to Simon for his ongoing efforts in helping to keep Plas Panteidal looking its best!

Utilities (Electricity)

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

Please note our new email address, if we have not had your reading yet can you please email it now to electricity@plaspanteidal.org.uk

Electricity Upgrade: Phase 1 to Begin Soon!

We are excited to announce that work is set to commence by the end of the month on Phase 1 of our power infrastructure upgrade project. This initial phase focuses on thoroughly assessing and mapping our current power layout to set a strong foundation for the improvements to come.

Phase 1 will involve a detailed scoping and identification process. Contractors will map the existing power infrastructure across the site, capturing all circuits from the supply origin to each feeder pillar and ancillary component. This will give us a clear picture of the current power circuit layout and highlight areas requiring upgrades or expansion.

As part of this phase, contractors will:

- Conduct a comprehensive identification and labelling of all power supplies from the main transformer down to each subsidiary feeder pillar, producing detailed site drawings.
- Perform a CAT scan across feeder pillar locations to determine the direction of cables, aiding in planning for new feeder panel bases and ductwork locations.
- Assess ground depth in areas planned for new cabling installations, including around locations like the Spider House and existing overhead cables. For any areas where burial isn't feasible, contractors will propose alternative solutions, including above-ground vibrational pads with surface containment to protect the cabling.

We look forward to sharing updates as the project progresses and thank everyone in advance for their cooperation and patience as we work to enhance our site's power infrastructure.

Queries

If you have concerns relating to the site please email admin@plaspanteidal.org.uk

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.

Selling Up?

If you are planning on selling your property please ensure the transfer of ownership must include the signing of the deed of covenants transfer to avoid you and the new owner being liable for covenant breaches or site fees in the future and potential legal liability.

It is strongly advised that a "factory reset" is carried out on your chalet when selling (i.e. removing all external structures on land that is not owned) will provide clarity on what is being sold.

Whilst the estate agent listings usually do say "area around chalet not included but previous owners have improved it" it still creates a false impression and leaves the property vulnerable to misunderstandings and problems with the next owners.

Facebook

We would like to clarify PPEML's approach to communication with owners, especially regarding social media and in light of recent inflammatory and inaccurate posting on Facebook.

While we recognise that Facebook can be a valuable platform for some owners to connect and discuss matters informally, it's important to note that Facebook is **not** an official channel for PPEML communications.

PPEML is managed by a team of volunteer directors who focus their time and resources on dedicated communication methods that ensure accuracy, consistency, and accessibility for all owners. As such, our official communication channels include:

- Owners' Meetings: Bi-annually scheduled to provide direct updates and encourage in-depth discussion.
- Newsletters: Sent quarterly to all owners to keep everyone informed of updates, projects, and any changes on-site.
- Administrative Emails: Daily for essential information and direct communications, these emails ensure we reach owners reliably.

By focusing on these established channels, we aim to provide clear, consistent communication for everyone involved. We encourage all owners to refer to these official sources for the latest and most accurate information regarding PPEML matters.

Volunteers for Plas Panteidal Tidy-up

We need your helping hands to join us in a community effort to tidy up Plas Panteidal! As we strive to maintain the beauty and functionality of our shared spaces, we are working with the PPCG to organise volunteers to support us in various maintenance tasks, from clearing debris to tidying gullies. Your participation is crucial in ensuring our environment remains clean and inviting for everyone. Whether you can spare an hour or a day, every contribution counts towards making a positive impact. Let's work together to keep Plas Panteidal a wonderful place to live and enjoy nature. Please join us in this endeavour by signing up as a volunteer today!

admin@plaspanteidal.org.uk

Autumn Statement

Following Jeremy Hunt's Spring Budget, holiday let owners in Wales should be aware of possible changes in the Autumn Statement. The Spring Budget suggested stricter rules for furnished holiday lets (FHLs), including a requirement that properties be available for let at least 210 days and let for 105 days each year to qualify for tax benefits.

These changes could affect business rates versus council tax and other financial aspects for holiday let owners. It's important to stay informed to ensure compliance with any new rules.

PPEML Annual Accounts 2023/24

The directors have signed off the annual accounts for the year ended 31st March 2024.

The total income was £145,145 compared to £104,105 in the previous year, with the increase attributable to the service charges raised.

Total costs of £64,250 were incurred in the year, compared to £93,514 in the previous year. The reduction is due to several factors not least a significant decrease in our insurance due to the improved road, and the profit on the sale of land.

Our last accounts are posted on companies house and can be accessed via this link <https://find-and-update.company-information.service.gov.uk/company/13292974/filing-history>