



# PLAS PANTEIDAL

## ESTATE MANAGEMENT

### PPEML Newsletter Spring 2024

We hope this newsletter finds you well and that you had an enjoyable Easter.

#### Water Update

Thank you to all the owners who responded to our appeal for early payment of site fees for this year to continue the work on improving the water quality.

Despite the delay in progressing the work on the filtration system, we believe we can still purchase at the price quoted to us in 2023. We have to have a further test of the water quality before the final specification for the filtration system is signed off. This is due to the settlement of the work at the source of the water supply.

Work will be underway shortly to prepare a solid platform next to the tanks for the filtration system to be sited.

The poor weather conditions have prevented the completion of works at the source, but this should not affect the filtration system from being installed.

#### Sewage

We are having significant problems with the sewage tank on site, it is in an appalling state of repair and badly needs overhauling. We are waiting for professional advice on how to proceed with the situation.

#### Drainage

Owners may have noticed water overflowing at the end of our drive where it meets the public highway. You will be relieved to know that on this occasion it is not sewage but groundwater. We have been notified by Gwynedd Council that work will be carried out to widen the drain that runs alongside the road to carry any excess water away.

#### Parking

We have received several complaints regarding the parking of vehicles outside chalets and the damage this causes to the grassed areas. Please ensure that you and your visitors' vehicles are parked in the designated parking areas.

#### Land Valuation

We have a healthy interest from property owners wishing to purchase additional land around their property. We are finalising a pricing structure that is fair and reasonable having sought advice from different land evaluation companies.

In the majority of cases, most owners only own the footprint of their property. Many properties have breached their footprint by having verandas, porches, seating areas parking spaces etc. which may have been in place when properties were purchased. It might be worth checking your deeds and cross-referencing to the land registry to make sure you know what you own. Land that is being used but not owned is breaching the covenants may be in breach of planning regulations, and presents several unacceptable liabilities to the land owner (PPEML). If any new owners are interested in acquiring land around their property could

#### Consultative Group

Following on from our last update, we are pleased to report that the group met on the 1<sup>st</sup> of April and is ready to invite expressions of interest to other owners to join the group. Your participation would be highly valued.

If you wish to express interest or find out more about being involved please contact [ppconsultativegroup@gmail.com](mailto:ppconsultativegroup@gmail.com)

#### Occupancy Review

We have been notified by Eryri National Park that they will be conducting an occupancy review at Plas Panteidal in 2024. Respective chalets will receive written communication from Eryri during the next few months. We understand that some property owners have already been written to.

#### Potholes

We are getting quotes to repair potholes for the area of the road at the top of the site beyond the new road. This will be an ongoing measure until we are in a financial position to have the road fully replaced.

#### Covenants

We are aware that owners are continuing to breach their covenants. The directors find this very frustrating, it is a waste of valuable volunteer time and resources, and unfair to those owners who adhere to their legally binding commitments.

The directors wish to remind all owners that in time each breach will be addressed.

#### Utilities (Electric)

Thank you to the owners who have submitted their meter readings 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](mailto:electricity@plaspanteidal.org.uk)

#### Queries

If you have concerns relating to the site please email [admin@plaspanteidal.org.uk](mailto: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.

#### Hello and Goodbye

There have been a few chalets that have changed hands recently, welcome to any new property owners. If you are planning on selling your property the transfer of ownership must include the signing of the Deed of Covenants and Notice of Transfer to avoid you and the new owner being liable for covenant breaches or site fees in the future and potential legal liability.

## Site Maintenance Manager

We have a position for a part-time Site Maintenance Manager, to carry out day-to-day and routine maintenance of the site. Interested parties should contact admin@.

## Volunteers Wanted

We have a number of jobs that require teams of volunteers to carry out, please can you let us know if you are to help with groundwork and general tidying of the site contact admin@. Let's make Plas Panteidal a place to be proud of!

## Questions and Answers

It is great to hear from property owners and thought it would be a good idea to introduce a Q&A section for questions we receive that may be of interest to other owners. We will not be responding publicly to questions regarding individuals or individual cases.

### ***Q. We would like transparency please as to where the money came from or is coming from to pay for the fees associated with court action.***

A. The directors have the responsibility for recovering all debts owed to the company and make no apology for chasing debts that are owed as this will help bring the costs for all property owners down. Our audited accounts are available on the company's house website, budget updates are shared at every owner's meeting which is held in person and virtually.

### ***Q. As there has been a huge increase in the estate charges this year, are you able to say what will happen next year?***

A. We are committed to setting fees for each year based on covering our costs and liabilities. While the maintenance charge for 2023-24 is higher due to necessary site work, our intention is not to continuously increase fees at an exponential rate in the long term, but to cover immediate repair and site maintenance costs. The budget for 2023-24 is extremely tight with the increased rate, we are looking to release some land this year to help reduce any price increase next year. Our primary objective is to ensure the sustainability and maintenance of the site for the benefit of all property owners, we are committed to setting fees for each year based on covering our costs and liabilities.

We will make every effort to avoid presenting property owners with unmanageable maintenance charge bills in the future and where possible delay non-essential work to avoid undue financial pressures.

### ***Q. When will the water be completed?***

A. Water has been submitted for retesting, once this has been analysed we can order the correct filtration system. Penstar are overseeing this project and it is anticipated that the site will move over to the new filtration tanks by the end of June.

### ***Q. When will we know the price and process for land purchase?***

A. We have sought advice from land evaluators, and recognise that the value depends on several factors. We are proposing a price tier system and will need to discuss with each application based on the area they are looking to purchase. The current list of interested parties has reached 20 so will take some time to review. We aim to start the process once we have 'land covenants' to accompany the sales. The process will involve legal support and independent surveyors.

### ***Q. Why is the site fee £2,100 and not £2,080 as mentioned in the Owners Meeting in October?***

It was stated in the Owner's meeting in October 2023 that the prices were approximate based on the information available at the time, this included estimates and not end-of-year actuals. Additionally, we discussed at the meeting the importance of maintaining sufficient working capital to manage cash flow fluctuations throughout the year, especially considering the budget balance of just over £1,000 for 2024. Taking these factors into account the site maintenance fee for 2024-2025 was set at £2,100 and £80 increase.

We are acutely aware of the financial circumstances for some of our property owners compounded by the current financial landscape due to the cost of living increases, it's important to strike a balance in maintaining the site for the benefit of all.