



PLAS PANTEIDAL

ESTATE MANAGEMENT

PPEML Newsletter Summer 2024

We look forward to welcoming you to the Owner's Meeting on the 10th of August, 2:00 p.m. at Neuadd Dyfi followed by light refreshments!

New Director

We are delighted to announce that Brian Kelly has joined Tony Halton, John Starbuck and Sonia Roberts on the Plas Panteidal Estate Management board. Brian is the second longest resident at Plas Panteidal, with over 25 years of living on site. He brings a wealth of knowledge about the history and development of our community.

In addition to his deep roots in Plas Panteidal, Brian is a local councillor and sits as a trustee on many community organisations. His extensive skills and experience will help complement those of our other board members, enhancing our ability to serve and support our community.

Please join us in welcoming Brian to the board! We look forward to the valuable contributions he will make.

Water Update

We are pleased to announce that the water quality assessment has been completed, and the new filtration system is set for installation. We have received the installation quote and secured a 7.5% discount by paying 50% of the invoice in advance. We are currently awaiting confirmation from Penstar regarding the installation date.

Once confirmed, the installation process is estimated to take three days, followed by commissioning. The pipes to properties will need cleaning through, we need to confirm the procedure to owners if necessary. Once installed and commissioned checks will need to be carried out by Gwynedd council to confirm it is fit for human consumption.

Additionally, we have laid a solid platform next to the tanks to site the shed on which the filtration system will be housed. Preparatory work to clear the old system and restore that part of the site will begin soon.

We have been actively chasing Penstar to expedite the process. Unfortunately, they have faced delays as they need to gather quotes and timescales from all the other contractors involved before confirming an installation date. We appreciate your patience and will keep you updated as we receive more information.

A full update will be given at the Owner's meeting

Sewage

The Technical Services Manager at Mayglothing has been out and inspected the sewage tank and pipework. The existing plant dates back to the 70s or 80s and he is concerned for a potentially catastrophic failure of the existing steel tank, which will inevitably fail one day hopefully not anytime soon. We need to replace it and have the option to install a new tank where the existing one is or move it to a more accessible location.

He is due to send some suggestions over in the next few weeks which we will share at the Owner's meeting in August.

Drainage

We have ongoing issues with the drains across all areas of the site. We have been able to secure the services of DDS, which is a local drainage firm and have responded quicker than Mayglothing.

We are dealing with everything from broken pipes to blockages caused by debris. These drainage problems require constant attention and repair to maintain proper functionality and prevent further complications. We are actively working to address these issues as they occur across the site.

Land Valuation

Two surveying companies have quoted for the work to measure and register the land sales. We have opted to go with MMP at present as they are cheaper and local. We are proposing a tiered pricing structure based on the gradient/usability of the land. The area size will be measured in square meters based on an aerial view. Covenants on land, fencing specifications, and use of land are to be confirmed.

Consideration will be given to agree boundaries with neighbours to avoid later disputes over borders. The cost of conveyancing and registering the land is being proposed as a split cost of 50/50 between the purchaser and PPEML.

The next steps are to carry out a trial on two properties to test the price structure and confirm the process and full costs then to roll out the sale and transfer of land to other property owners. We aim to confirm the roll-out date at the Owner's meeting

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

Plas Panteidal Consultative Group (PPCG)

The PPCG is arranging a summer picnic on Friday 26th July at 6:30 pm. Property owners are invited to this social event that will be held at the top of the site.

Owners are invited to bring your food and drink for a fun-filled social evening for further details please contact: ppconsultativegroup@gmail.com

Potholes

Phase 1 of the work on the potholes that was carried out in May, has been well received by owners. Many of us are enjoying the 'new road,' and for those living at the top of the

site, significant work has been done to fill the numerous potholes beyond the point where the new road ends. Over 6 tonnes of hardcore and tarmac have been used so far.

Phase 2 of the work, which includes the completion of all potholes, is due to be carried out before the end of the summer.

Acting Maintenance Man

We are delighted to announce the appointment of Jon Starbuck as the new maintenance man for our site. Jon, a founding PPEML director, brings a wealth of knowledge about the site and has demonstrated a deep commitment to its upkeep. Over the years, Jon has been called upon to address a wide range of issues.

In his new role, Jon will continue to serve in a dual capacity, remaining a valued member of the board while also dedicating 8 hours a week to on-site maintenance. This schedule may vary, with more hours during the busy seasons and fewer in the winter months. The maintenance work will be directed by the board and follow a predetermined schedule of tasks to ensure the site is well-maintained and operational.

We are confident that Jon's extensive experience and dedication will greatly benefit our community. Please join us in welcoming Jon to his new role!

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

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.

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