



# PLAS PANTEIDAL

## ESTATE MANAGEMENT

### PPEML Newsletter Spring 2025

Save the Date for the next Owners Meeting 5<sup>th</sup> July.

#### Remembering Phil

It is with great sadness that we report the passing of Phil Henley chalet 24 and extend our heartfelt condolences to Phil's family and loved ones.

Phil was a much-valued member of our community, and his presence will be deeply missed. Despite years of ill health, his determination and strength of character never wavered. His challenge against the previous site owner, was a pivotal moment for Plas Panteidal, and we all owe him a great deal of gratitude for helping to secure a better future for the site.

A long-standing resident at the top of the hill, Phil was a voice of reason when clarity and fairness were most needed. He shared his knowledge generously and was never afraid to challenge the norm, always acting in the best interests of the community.

We take comfort in knowing that Phil saw the improvements made in recent years under the current volunteer team something that brought him great satisfaction. His contributions, both in action and in spirit, will not be forgotten.

We understand that an event is being planned later this year to celebrate Phil's life, and we will share further details when available. Phil leaves a lasting legacy at Plas Panteidal, and we are all grateful to have known him.

#### Water Update

The senior director at Penstar who has been leading on the work at Plas Panteidal has been seriously ill delaying the completion of the work, we have formally written to them requesting final completion dates.

Gwynedd Council will not be conducting random water sampling until the water is commissioned, we have been liaising and updating them on the progress we have made.

#### New Water Pipes

We are aware of a few property owners who have reported that they are struggling with low water pressure and flow. We believe that this problem is caused by the feed pipes to these properties being extremely narrow, with an external diameter of 32mm, as well as them being trapped under fallen trees.

We will replace this pipe with 50mm which should increase the flow and pressure to these properties. By removing these problems, it should help us to track down additional issues (leaks) which we are sure also exist. Property owners will be notified of any disruption before the work commences, on the 10<sup>th</sup> April 2025.

#### Switch off to avoid damage

We suggest that owners turn off stopcocks when leaving to prevent water waste and leak damage to properties.

#### Water Extraction Licence

We recently were contacted by Natural Resources Wales (NRW) regarding the need to have a water abstraction licence, the cost is £6,500 which is a significant expense for PPEML at this time.

However, a licence is only required if more than 20 cubic-meters is abstracted per day and we find it unlikely that the site consumes this much water.

To ensure compliance we will be monitoring our water consumption and will be keeping records of the quantities abstracted and will be applying for a license in the future if one is necessary.

#### Sewage

Sewage tank issues continue to be a challenge. With the support of Dysynni Drains, we are managing to keep the aging system operational by regularly inspecting and repairing it, emptying it, and clearing blockages.

Looking ahead, we know the sewage processing plant needs replacing and is in an appalling state of repair. Independent advisors have stated that a replacement plant is our only option. We are actively gathering quotes to replace the system before it fails completely, they are all in the order of £250,000. Of these, CNL appears to be the most competitive option so far, but like all companies we've spoken with, they will need to conduct a site survey to determine the best placement for a new system and so we are seeking a more detailed quote.

Not doing the work is not an option as the consequences of the plant failing are catastrophic to all owners, PPEML and its directors.

#### 3 P's Reminder

Owners are urged to follow the 3 P's rule only 'pee, poo, and paper' should be flushed down toilets. Blockages cause unnecessary expense and strain on the system; a recent blockage include one caused by a pair of men's underpants!

#### Land Mapping Update – Land Sales

As part of ongoing work to clarify land ownership and boundaries at Plas Panteidal, MMP has requested updates to the Land Registry maps, which are linked to Ordnance Survey mapping.

Until this issue is resolved, MMP has declined to proceed further with the land valuation. A second land valuer has also declined the work for the same reason.

We contacted an independent laser mapping company who quoted over £75,000 to carry out the work!!

The Ordnance Survey is carrying out a stereoscopic mapping which will be completed by the 5<sup>th</sup> of April, which will hopefully allow us to move forward on the land sales.

It is also important to address a common misconception that owners own 1 meter around their chalet. This is not the case.

### Consultative Group

We continue to meet regularly with the PPCG and together we are looking to see how we can provide more frequent updates for owners.

We are aware there are several unfounded rumours that circulate around the site and can cause confusion, we would urge owners to speak to the PPCG in the first instance to obtain clarification.

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

### Owners Meeting

We are planning an owner meeting for Saturday 5<sup>th</sup> July 2:00 – 4: 00 pm, please save the date further details will follow. Owners that are unable to attend in person will have the option to join online.

### Utilities (Electric)

Thank you to the owners who have submitted their meter readings and who have paid their electricity bills. Please continue to a photograph of your meter reading on or close to the 24<sup>th</sup> of the 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)

### New Electricity Supplier

Our new electricity account with Yu Energy is due to start on 25-4-2025. The cost per unit (kWh) is going down to about 21p. The cost of the standing charge is going up to about £10 per property per month. This is all subject to 5% VAT.

### Unpaid Electricity Invoices

PPEML covers electricity costs for the site by paying the bill in full before recharging chalet owners based on usage and a shared standing charge. It is illegal to profiteer from energy services and all costs are without profit to PPEML.

Invoices must be paid within 14 days, yet frequent late payments are creating additional costs that impact all owners.

To ensure fairness, a debt recovery charge will now apply:

- £40 for debts under £999
- £70 for debts between £1,000 – £9,999.99
- Statutory interest (8% + Bank of England base rate) will accrue until paid.

Late payers will receive a reminder, followed by a final notification before being referred to Money Claims (small claims court), incurring a £115 fee payable by the chalet owner.

To avoid extra charges, please pay on time or sign up for GoCardless for automatic payments. For full details on the charges please see Gov.uk business debt guidelines.

### Scottish Power Energy Network (SPEN)

After numerous emails to SPEN to explain the 80-hour outage that owners experienced during the storms they have sent us a cheque for £90 without any explanation.

We also received a visit from SPEN to help identify the ownership of a significant power line that needs attention only to confirm that it belongs to PPEML!! We have written to the owner to state that we will need to access their land to replace the cable.

### Electrical Upgrade – Phase One Complete

We are pleased to announce that Phase One of the electrical upgrade has now been completed. This included a full site map and diagnostic report, providing a clear assessment of the current infrastructure and areas requiring urgent attention.

Phase Two is estimated to cost nearly £80,000 and is dependent on PPEML organising some of the work to help manage expenses. While this phase will be a significant improvement, it will not mark the completion of the full electrical distribution renewal project.

To allow flexibility, the project has been deliberately broken down into sections, so we can decide whether to proceed with all elements at once or in stages.

We have opted to phase the work this year and allocated £40,000 to the project and will address some of the key priorities including the replacements of the severely deteriorated cable from SPEN's compound to which supplies power to approximately half of the site.

This phased approach ensures we prioritise urgent work while managing costs effectively. We will continue to provide updates as the project progresses.

### Road Improvement – Potholes

We have had quotes to improve the road at the top of the site and have considered two options a full resurfacing project or a patch and resurface to damaged areas.

After reviewing the options, we have opted to move forward with the patching and surface preparation work at a total cost of £8,910.00 + VAT

We anticipate the will start on the 29<sup>th</sup> April. It will involve the removing loose tarmac, clearing overgrown vegetation to widen the bend and the restoration of the original parking areas.

We will keep you informed of any disruption and the project's progress as we continue to improve the site.

### New Website Coming Soon

Director Brian is in the process of updating the website with new improved features, we will also look to hold the newsletters on the site and other information for ease of access for all residents. We will update when this is live.

### Site Insurance

After receiving a renewal price of nearly 3 times the previous year we have managed to shop around and incur just a slight increase on last year, this includes the additional cover for the new water system costing £1,900.

### New Property Owners

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, electricity costs, or site fees.

### Tree Maintenance

Work has been ongoing with tree maintenance required following the recent storms, and to improve the walkway to the water tanks, further work is still to be done.

We would like to make logs available to owners but are concerned that this may breach pollution laws if they are not seasoned properly, or people could be injured or cause damage to property in retrieving logs or could compound the issues we have with people who do not keep the outside of their property tidy.

We have discussed this with the PPCG and hope that further consultation with owners we can find an amicable and safe solution. If not, the logs will be left and return to the earth whilst in the meantime provide habitat for insects.

### Rhododendron Removal

We are pleased to report that the Eryri National Park has once again been carrying out important environmental maintenance on PPEML property along the public highway.

This work includes the removal of rhododendrons and the clearance of dangerous trees, improving safety and helping to restore the natural landscape. Importantly, this work has been completed at no cost to PPEML. If further funding becomes available, the National Park has indicated that they may also carry out additional on-site rhododendron removal, further enhancing the area.

We appreciate their efforts in maintaining and improving the environment around Plas Panteidal and will keep residents updated on any further developments.

### Safety Improvements: Fence Extension

As part of ongoing efforts to improve safety and security at Plas Panteidal, plans are in place to extend the fence from opposite Chalet E to Chalet 8.

This measure is being taken to enhance safety for residents and visitors by providing a clearer boundary and reducing potential hazards.

The new section will be a wooden fence, similar in style to the one installed along the drive up to Plas Panteidal, ensuring consistency in appearance while offering durability and protection.

Work will commence as soon as contractors are available, and we will provide updates on the expected timeline once confirmed.

### Emergency Contact

We have introduced a new Emergency Contact Number to streamline communication and address urgent on-site issues effectively. This is due to the aftermath of the recent storms, during which some chalet owners felt there was no direct avenue for assistance.

The new contact number will provide a clearer line of communication with a member of the team who can assist you when urgent on-site issues arise.

Messages must be left via voicemail, text, or WhatsApp. Please do not expect an immediate response or call-back, but rest assured your message will be checked and addressed as soon as possible. Please note that it is **not available 24/7** but will likely be checked every evening unless the individual is off-site for a period, in which case another member on-site would be dealing with the telephone

We kindly request that this number is used responsibly and only for emergencies, as misuse will impact its effectiveness.

Emergency Contact Number: 07942 287030

Please note that this number is strictly for emergencies physically on-site that require immediate attention. It is **not an inquiry line** or for general issues. For less urgent

matters, please continue to use the admin email or appropriate channels.

As volunteers, we are committed to helping as much as we can. We believe this new system will help us manage urgent concerns more effectively while maintaining clear communication. Your support and cooperation in using this emergency line appropriately are greatly appreciated.

### 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.

### 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. This edition we have focused on dispelling some of the myths circulating about PPEML often found on social media. While not an exhaustive list, here are some of the most common misconceptions we've heard:

**Myth:** The directors are planning to sell the site.

**Fact:** The directors do not have the authority to sell the site. If PPEML were ever wound up, after settling any debts, the remaining assets would be distributed among chalet owners—not sold off to external parties.

**Myth:** PPEML has changed the covenants, and different owners now have different agreements.

**Fact:** PPEML has never altered the legal covenants for the site. We have, however, produced an easy-to-read version focusing on key rules and behaviours. The original, legally binding covenant remains the same for all owners.

**Myth:** PPEML has introduced new charges to make it harder for people to sell their properties.

**Fact:** PPEML has always offered a 'Buyer's Pack', which provides essential site information commonly requested in property transactions. This includes details on liabilities, site maintenance fees, upcoming infrastructure work, and insurance status. The pack is available for a standard fee through our solicitor, but it is entirely up to the buyer whether they choose to purchase it—most conveyancers recommend doing so.

We hope this section helps clarify any confusion. If you have further questions, please feel free to contact us.