

**From:** [medical memories](#)  
**To:** [Paula Jones](#)  
**Cc:** [Peter J. Wood](#); [Steven Wynn Simonds](#)  
**Bcc:** [Christine J Orme](#); [CLARENDON ALISON RICHARDS](#); [CLARENDON ANNE SMITH](#); [CLARENDON BARBARA WHITBY](#); [CLARENDON Betty Watts](#); [CLARENDON BIRGITTA WILSON](#); [CLARENDON DAVID CHATTERLEY](#); [Clarendon Desiree Pennington](#); [CLARENDON FRANCIS DOWNER](#); [Clarendon gill smith boyes](#); [CLARENDON GWEN STAVELEY](#); [CLARENDON JO BENNETT](#); [CLARENDON joy cranston](#); [CLARENDON LISA TASTEVIN](#); [CLARENDON MARGARET RUTH ALFORD](#); [CLARENDON MARIAN MARTIN](#); [CLARENDON MARY SOLDAN](#); [CLARENDON Michele Turner](#); [CLARENDON PAMELA TOWILL](#); [CLARENDON Rhoda McGowan Boney](#); [CLARENDON SARAH CASRSON FITZWATER .](#); [CLARENDON VALERIE PALMER](#); [DAVID HALL KINMEL ARCHITECT](#); [Francis Roberts](#); [judi@nwdt.co.uk](#); [judith.alfrey@gov.wales](#); [Kinmel Delyth McRae](#); [KINMEL PETER HARE](#); [L TWIST](#); [lisa.fiddes@gov.wales](#); [Luisa Peterlongo](#); [MISS STELLA MEW](#); [Nick Davies C.A.D.W.](#); [peterdavies@angleseycolumn.com](#); [phil.vince](#); [rct.gmn@gmail.com](#); [Jacob Vince](#); [Jonathan Fenton-Vince](#); [Tim & Simone Vince](#); [CLARENDON Rhoda McGowan Boney](#); [peterdavies@angleseycolumn.com](#); [Kinmel Professor Neil Jackson](#)  
**Subject:** Re: KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES  
**Date:** Monday, January 18, 2021 10:57:19 PM  
**Attachments:** [REPORT ON MEETING HELD IN LONDON WHEN PETER JONES HUGHES WAS WAITING FOR THE ERKMANS A KINMEL HALL.docx](#)  
[RegisterPlanWA972439.pdf](#)  
[RegisterPlanWT176207.pdf](#)  
[INSPECTORS REPORT INTO THE THE LISTED PLANNING APPLICATION FOR DEMOLITION OF KINMEL HALL 30TH MAY 1978.pdf](#)  
[LETTER TO H R H PRINCE OF WALES 2nd NOVEMBER 2020.pdf](#)  
[COPY OF REPORT FOR SENIOR CONSERVATION OFFICER HUW DAVIES 14TH MARCH 2014.pdf](#)  
[COPY OF REPORT FOR CHIEF EXECUTIVE COMPILED IN 2015.pdf](#)  
[CONDITION OF KINMEL HALL AND DAMAGE DONE TO THE BUILDING APRIL 2019 - SEPTEMBER 2020 2.pdf](#)  
[COPY OF REPORT FOR CONWY COUNCIL 22ND OCTOBER 2020.pdf](#)  
[42c089d4-9ef5-4934-a0d8-532f66cf99cf.JPG](#)  
[838c8451-7123-426a-b9dc-8fe41b8bde54.JPG](#)  
[fb34c0b6-574d-4cac-b124-388e60366e37.JPG](#)  
[fd4043ce-573d-43c3-ab90-869526aa667b.JPG](#)  
**Importance:** High

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medical memories has shared OneDrive files with you. To view them, click the links below.

-  [INSPECTORS REPORT INTO THE THE LISTED PLANNING APPLICATION FOR DEMOLITION OF KINMEL HALL 30TH MAY 1978.pdf](#)
-  [LETTER TO H R H PRINCE OF WALES 2nd NOVEMBER 2020.pdf](#)
-  [COPY OF REPORT FOR SENIOR CONSERVATION OFFICER HUW DAVIES 14TH MARCH 2014.pdf](#)
-  [COPY OF REPORT FOR CHIEF EXECUTIVE COMPILED IN 2015.pdf](#)
-  [CONDITION OF KINMEL HALL AND DAMAGE DONE TO THE BUILDING APRIL 2019 - SEPTEMBER 2020 2.pdf](#)
-  [COPY OF REPORT FOR CONWY COUNCIL 22ND OCTOBER 2020.pdf](#)

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Dear Mrs Jones,

Further to your email below. I will respond to each section with the exception of Point 1 which I have already answered in my last email which I am awaiting your response.

1. Already dealt with
2. *I will ask Mrs Erkman for her intentions on dealing with the asbestos but if no progress is made then this is a matter for Environmental health to consider further.*

According to your emails you have been in regular contact with the Erkmans. Why have you not dealt with this problem during those emails. Your last response to me was you were going to wait until the NEXT time you were in contact with her: - As you will be aware following our discussions last year, I was able to make contact with Mrs Erkman who arranged for the Hall to be secured, and following your additional update I did send a further email to Mrs Erkman to inform her that to my knowledge the stable block area wasn't secure and access could still be gained to the hall. I've not received any further updates from her on this matter and I will raise this with her again when I'm in touch with her next.

3. *I disagree with your comment where you say that the Council haven't done anything in the last 7 years.*

That comment refers to Environmental Health not doing anything since Peter Jones - Hughes was informed of the actions of the Erkman's workmen following his visit to

the Hall in October 2013 - removing the broken suspended ASBESTOLUX roof tiles from the Sport Hall in T-Shirt and Jeans! 2010 - 2013 = 7 years.

4. *There have been ongoing discussions*

It is my understanding from the correspondence I have on record from your department dating back to 2011 that the 'ongoing discussions' take the form of 'Urgent Works Notices' being issued to the registered addresses for the owners in London - where they operate businesses from including one that sells artefacts acquired from Grade 1 and Grade 2 listed Properties such as Kinmel Hall and Zeals House, Lower Zeals - these documents are returned 'Not Known At This Address' and the Council has accepted that and not moved forward - until the '2019 injunctive action was taken through the Courts' - that is EIGHT years after the Hall was sold and FIVE years since the Erkman's took responsibility for the Hall due to their Brother in Laws Serious Health problems - and from information received last week - his death in 2014!

5. *a Tomlin Order requiring the owners not to undertake work without the Council's consent and to provide us with a schedule of works.*

What about all the damage that has been allowed to be done by the Polish workmen between April 2019 - September 2020 which includes removal of all plasterboard on First Floor landings either side of the Ballroom, Removal of all plasterboard from ceiling of First Floor landing outside Victoria Suite and main staircase, the removal of an entire section of floor/ceiling at the North-East end of the Ballroom/Library junction, the removal of ALL fire escapes to various sections of the Hall and the conversion of the Dry Riser Supply to the Hall to a domestic supply running from the trap door at the North End of the Cellar to the main lift shaft, up the shaft to the first floor and into the Victoria Suite Kitchen - bearing in mind it is THIS SUPPLY that has subsequently been found to be broken at the point where it runs under the path to the Swimming Pool.

The MAINS supply to the Hall was capped off and the Meter REMOVED from by the Main Gates when Derbyshire Investments went into receivership and the Hall was seized on behalf of the Bank.

This means that for the last SEVEN years the owners have been using water they are not paying for and now, because they will not pay for the pipe to be repaired, the Hall has no water supply. Need I remind you of the events of Monday 29th September 1975 or Monday 27th September 1841 when Fire destroyed the Halls and the problems of access the Fire Brigade had in '75.

6. *I'm aware that the Principal Planning Enforcement Officer who has been dealing with this case, has visited the Hall on a number of occasions along with Huw Davies to check on the work that has taken place*

Correct me if I am wrong but Conwy's Conservation Officer - Mr Huw Davies - has been off on long term sick for at least 18 months and was locked out of his emails and phone access before that and, I have it on good authority that he in fact resigned

last month.

7. *she has made positive steps to address this matter by recently appointing an experienced heritage consultant and they have carried out a survey of the building.*

In October 2013 there was an all parties meeting arranged at Kinmel Hall on the instructions of Peter Jones Hughes. To my Knowledge those present were supposed to be: -

PETER JONES HUGHES - PRESENT  
AMANDA VENABLES - PRESENT  
HUW DAVIES - PRESENT  
SIBEL ERKMAN - ABSENT\*  
CIGDEM ERKMAN - ABSENT\*  
DR & MRS ERKMAN - ABSENT\*  
PROPERTY MANAGEMENT TEAM - PRESENT#  
ACER PROPERTIES SURVEYOR - ABSENT  
PROPERTY MANAGEMENT BUILDER - PRESENT

\*These parties were at 'The development of Turkish mining' summit held at the Lancaster Hotel in London. (see enclosed report)

# This team consisted of a Brother and Sister in their mid 20's who owned <http://www.finekslondon.co.uk/> a Real Estate Agents in Chelsea and who, on arriving at the gates of the Hall for the first time 10 days earlier asked 'Which part of this is Kinmel Hall Paul?

At this meeting the Property Management Team and their 'builder' were instructed by Amanda Venables to fit Steel or Perspex Shutters to all the Ground Floor Windows and Doors of the main hall as the receivers had done with the Stables.

I am not sure if the words STEEL or PERSPEX got lost in translation - the property management team and their builder being TURKISH - but it is clear to see that these instructions were NOT complied with. In addition to this the panels were either screwed into the original wooden frames - as most of these survived the fire - or bolted through the 19th Century Oak Shutters inside - making access to the Hall easy as was proved a few weeks later.

IF the Erkman's are so concerned about the Hall why has it taken 6 years and numerous break-ins before they do the least amount of work possible - for example the 'security measures' carried out to make the Hall SECURE last year but leave the 1855 Burns Palladian Stable Block open to all because 'it does not matter' apparently.

8. *Although I appreciate you are disappointed with the deteriorating condition of the building, Officers are trying to make every possible attempt to stop the building decaying further but this is a complex situation. Although there are a few Enforcement options that we can use, given the nature of the legislation and given the owners lack of interest previously in carrying out works to the building, then even if a Notice was served it is doubtful that the owners would comply with the Notice and if they don't, then the next step as set out in the legislation is for the authority to pay for the work to be done with a Charge placed on the building or for the authority to compulsorily purchase the building. It is likely that the costs of even the basic repairs just to make the building water tight would run into a considerable amount of money.*

It is not a case of my being disappointed with the deteriorating condition of the

building - which has been reported to the Council in detail on more than one occasion since 2011. (See enclosed reports)

It is a case of the Council - with perhaps the exception of Peter Jones Hughes - blatantly failing to comply with their LEGAL OBLIGATIONS towards a piece of the UNITED KINGDOMS HERITAGE! Trying to place the blame at the owners feet is just an excuse when it is widely recognised that: -

*'The owners of listed buildings are under no legal obligation to maintain their property in a good state of repair'*

Rather

**'When negotiation fails' - as is clearly the case here although who is to blame for that remains to be answered** - *'local authorities have a range of statutory enforcement powers at their disposal including section 215 Notices, Urgent Works Notices, Repairs Notices and other statutory enforcement tools and powers under the various Housing, Planning and Building Acts, to secure the future of historic buildings. At their lightest level they involve no more than the serving of formal warnings of action, but in the last resort they can lead to enforced repairs or compulsory purchase.'*

Using your financial problems as an excuse not to follow your legal obligation especially when you are aware of the finances available to the Erkmans to reimburse you - being Chairman and Directors of UNIVERSAL BANK DUBAI! They have restored their late Brother in laws house - ZEALS HOUSE which is worth £2,921,825 as proved in the enclosed Land Registry Documents!

9. *We have also tried to see if Welsh Government and Cadw are able to offer any grant assist but they aren't in a position to offer financial support either.*

Having been in regular and drawn-out contact with both the Welsh Assembly, The First Minister, CADW and other relevant officers of the Assembly I am well aware that you have had this problem put squarely back in your laps to deal with. I am also aware of the reason why the Senedd have done this.

If there is an appeal by the owners to actions you should be taking it may result in the Senedd becoming involved and so they CANNOT get involved.

As the Secretary of State for Wales no longer has any powers over this matter he cannot be invited to get involved like he did between 1975 - 1978 when the Estate Owners wanted to demolish the Main Hall which he was fortunately able to block on three occasions the last being explained in the enclosed document -or are you waiting for Kimmel to mirror Gwrych Castle!

10. *As such, given that I have recently managed to restore dialogue with the Mrs Erkman, I'm hoping that we can convince her to carry out the much needed work, through negotiation without the need to take formal action.*

Huw was able to 'restore dialogue' but look where that got you: - SUB STANDARD TO NONE EXISTANT REPAIRS RESULTING IN: -



























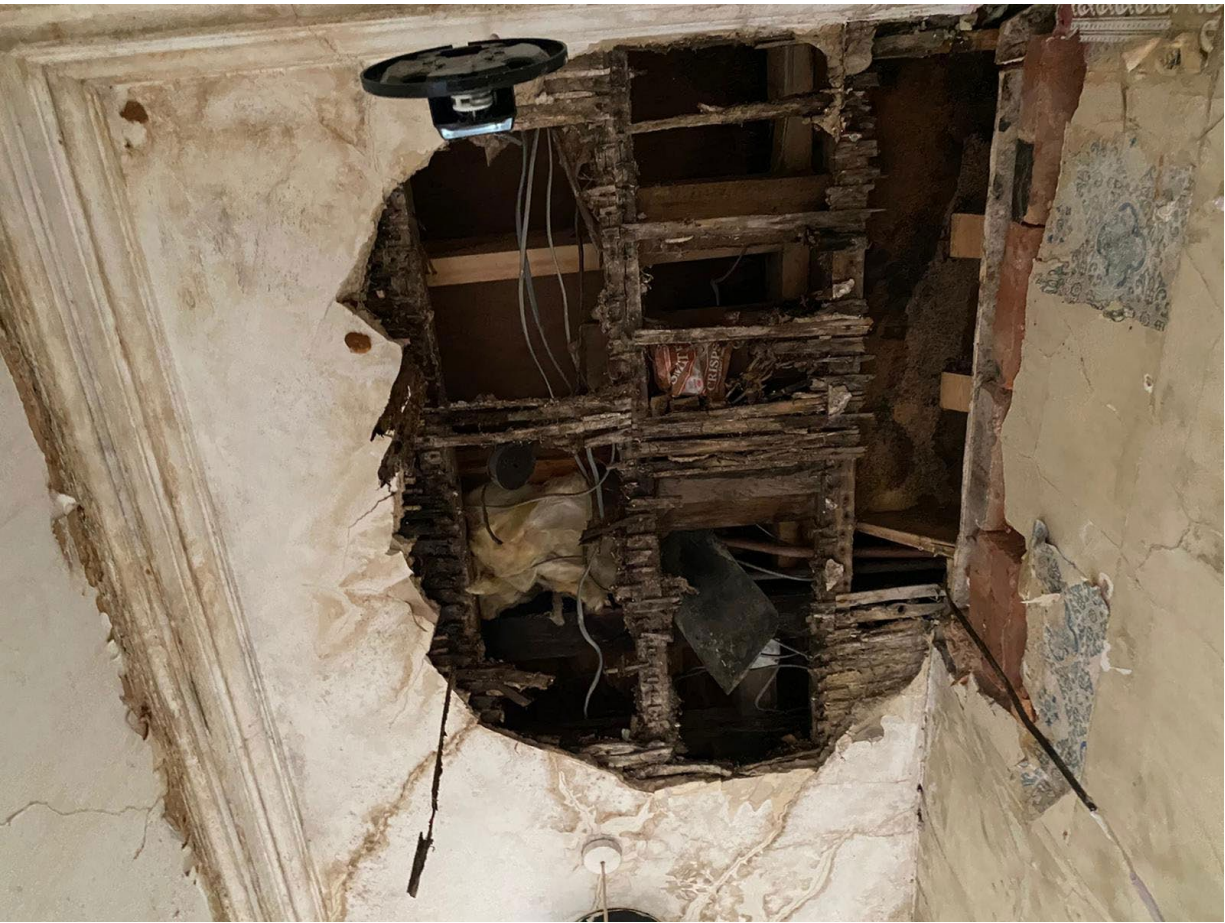


































To make matters worse you are well aware that THREE parties have expressed interest in the Hall as late as last year. Two of which have good backgrounds and one has actually made you an offer on the Hall on the understanding you take ACTION PROMPTLY!

Yours sincerely,

Paul

07899775784

<https://youtu.be/083ryvsaBus>

<https://medicalmemories.wixsite.com/medicalmemories>

<https://twitter.com/MedicalMemories>

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**From:** Paula Jones <Paula.Jones@conwy.gov.uk>

**Sent:** 18 January 2021 16:43

**To:** medical memories <tmmr1969@outlook.com>

**Cc:** Peter J. Wood <Peter.Wood@conwy.gov.uk>; Steven Wynn Simonds <Steve.Simonds@conwy.gov.uk>; Huw Robat Williams <Huw.Williams@conwy.gov.uk>

**Subject:** FW: KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES

Afternoon Paul

I have provided my response to your latest email in red below.

Regards

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**From:** medical memories <[tmmr1969@outlook.com](mailto:tmmr1969@outlook.com)>  
**Sent:** 13 January 2021 22:57  
**To:** Paula Jones <[Paula.Jones@conwy.gov.uk](mailto:Paula.Jones@conwy.gov.uk)>  
**Cc:** Steven Wynn Simonds <[Steve.Simonds@conwy.gov.uk](mailto:Steve.Simonds@conwy.gov.uk)>  
**Subject:** Re: KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES

Dear Mrs Jones,

Thank you for your email.

The information you have provided me with raises more questions which I would appreciate your explanations to with the relevant research having been carried out into the Council records relating to Kinmel Hall.

The points raised are these: -

1) In your last email dated 25th November 2020 you assured me that once the 'reputable heritage consultant' had been appointed you would inform me as to who it was. I am still waiting for this information to be provided to me.

I seem to recall when we last spoke I mentioned that I couldn't reveal the identity of the heritage consultant as this is confidential information but I did try to reassure you by confirming that I knew that it was a reputable heritage consultant.

2) You state that you are still waiting for a response from Mrs Erkman with respect of the lack of security around the Stable Block. It is nearly two months since you made her aware of this problem and I feel that it should be followed up sooner rather than later. Apart from the fact that the Stable Block pre dates the Hall and is in a far worse state of repair than the Hall - as the written report that was submitted 6 years ago by Hare and Humphries clearly shows - it is also the fact that the Erkman's total lack of knowledge relating to or interest in the Hall - as the current state of the building and grounds proves - they are totally unaware of the fact that the Stable Block is an integral part of the Hall - a fact proved by their 'security guard's' statement that the Stable Block 'does not matter' May I also remind you that since April 2019 Kinmel's water supply has been in bottled form - as can be seen in the enclosed image - because the 'conscientious' owners of the Hall refuse to pay to have the mains supply repaired and reinstated.

I will ask Mrs Erkman for her intentions on dealing with the asbestos but if no progress is made then this is a matter for Environmental health to consider further.

3) 'I'm sure that the survey will identify the presence of asbestos'. It is my understanding that the 'deliberate damage' to the Hall that the Council is requesting the owners take 'urgent action' over is to do with the Hall and not the out buildings. Therefore such an assumption is not acceptable because the work that needs doing is to secure the 19th Century Building and not the 1936 Sports Hall which is where the immediate Asbestos problem exists. That is unless the suspended Ceilings in the majority of the bedrooms have also collapsed as a direct result of the negligent attitude of the Owners to their 'prized possession'.

I am alarmed to read that your colleagues in Environmental Health have taken from the 13th October 2013 to today to NOT take urgent action with regards to the Sports Hall especially when the Asbestos problem was raised repeatedly by both Peter Jones Hughes and Huw

Davies to their superiors in the Council during that time period. It is not as though it was news to them when I contacted them last year because of the failure of the Council to do anything for 7 years.

I disagree with your comment where you say that the Council haven't done anything in the last 7 years. There have been ongoing discussions and in 2019 injunctive action was taken through the Courts and this resulted in a Tomlin Order requiring the owners not to undertake work without the Council's consent and to provide us with a schedule of works. I'm aware that the Principal Planning Enforcement Officer who has been dealing with this case, has visited the Hall on a number of occasions along with Huw Davies to check on the work that has taken place and there have been ongoing dialogue with the owners representatives.

However, at the beginning of last year communication between our legal team/officers and the owners and their representations did stall for a short time but as I've mentioned previously we have managed to restore communication with Mrs Erkman, and she has made positive steps to address this matter by recently appointing an experienced heritage consultant and they have carried out a survey of the building.

With regards to your comment about the owners taking 'positive steps' they were given specific instructions by Amanda Venables and Peter Jones - Hughes as to what positive steps they must take to make the Hall secure following the spate of breakins that occurred in 2013 namely 'steel or perspex shutters to all ground floor windows of the Hall'. Their response - plywood panels screwed into the original window frames and then bolted through the original Oak Shutters inside - without listed planning consent.

As mentioned above, if the owners do not respond to my emails regarding the security problems then the Environmental Health team will need to consider what steps they need to take next.

These 'positive steps' are sticking plaster to a problem the size of the German Dams after the visit of 617 Squadron.

Although I appreciate you are disappointed with the deteriorating condition of the building, Officers are trying to make every possible attempt to stop the building decaying further but this is a complex situation. Although there are a few Enforcement options that we can use, given the nature of the legislation and given the owners lack of interest previously in carrying out works to the building, then even if a Notice was served it is doubtful that the owners would comply with the Notice and if they don't, then the next step as set out in the legislation is for the authority to pay for the work to be done with a Charge placed on the building or for the authority to compulsorily purchase the building. It is likely that the costs of even the basic repairs just to make the building water tight would run into a considerable amount of money.

I'm sure you can appreciate that the Council haven't got financial resources available to be able to carry out extensive work especially at the moment when they Council has other priorities that need to be dealt with. This isn't to say that the Council won't take action in future as clearly this is an important building, I'm merely pointing out that the Planning Legislation doesn't offer many options. Even if the Council were to take action we also have the added problem of dealing with an off shore company and the legalities behind serving Notice on them and this is why over the years we have needed to obtain advice and guidance from our legal team. We have also tried to see if Welsh Government and Cadw are able to offer any grant assist but they aren't in a position to offer financial support either.

As such, given that I have recently managed to restore dialogue with the Mrs Erkman, I'm hoping that we can convince her to carry out the much needed work, through negotiation without the need to take formal action.

I look forward to your detailed response with submissions from all the relevant departments and not phone calls as you instructed Environmental Health to do today.

Yours sincerely,

Paul Hughes  
Honorary Historian for  
Kinmel Hall



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**From:** Paula Jones <[Paula.Jones@conwy.gov.uk](mailto:Paula.Jones@conwy.gov.uk)>  
**Sent:** 13 January 2021 21:47  
**To:** medical memories <[tmmr1969@outlook.com](mailto:tmmr1969@outlook.com)>  
**Cc:** Peter J. Wood <[Peter.Wood@conwy.gov.uk](mailto:Peter.Wood@conwy.gov.uk)>; Steven Wynn Simonds <[Steve.Simonds@conwy.gov.uk](mailto:Steve.Simonds@conwy.gov.uk)>  
**Subject:** RE: KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES

Dear Paul,

Thank you for your email.

I can confirm that since we last spoke I have been in regular contact with Sibel Erkman, and I can confirm that their heritage consultant has been to the Hall recently and has carried out a survey of the building. This report has been presented to Mrs Erkman who has informed me that she will be discussing the findings of the survey report with the consultant soon and following this discussion she will be in touch with an update.

As you will be aware following our discussions last year, I was able to make contact with Mrs Erkman who arranged for the Hall to be secured, and following your additional update I did send a further email to Mrs Erkman to inform her that to my knowledge the stable block area wasn't secure and access could still be gained to the hall. I've not received any further updates from her on this matter and I will raise this with her again when I'm in touch with her next.

In terms of Asbestos, I'm sure that the survey will identify the presence of asbestos and I have been in touch with Environmental Health and I would confirm that they are currently waiting to see what the owners response is regarding the issue of access to the site and presence of asbestos, if no action is taken then the Department may serve a notice to have it boarded up accordingly.

I can confirm that at the moment, as the owners are making positive steps firstly by appointing a reputable heritage advisor, that from a planning perspective there are no immediate plans to take enforcement action but this is under review, pending continued dialogue with the owners and on the basis that a reasonable amount of progress is made to carry out the much needed repairs.

Regards  
Paula

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**From:** medical memories <[tmmr1969@outlook.com](mailto:tmmr1969@outlook.com)>  
**Sent:** 12 January 2021 16:55  
**To:** Paula Jones <[Paula.Jones@conwy.gov.uk](mailto:Paula.Jones@conwy.gov.uk)>  
**Subject:** KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES  
**Importance:** High

Dear Mrs Jones,

Further to your email dated 25th November 2020.

I write to formally request that you supply me with the following information so that I can bring my records up to date at the start of 2021

1) An up to date report on the status of Communications between the Council (All Departments) and ACER PROPERTIES LIMITED being the registered owners of Kinmel Hall and the UK Representatives of the said owners i.e. Cigdem and Sibel Erkman. The last communication I was made aware of was dated 25th November 2020 and stated that

*'has engaged a reputable heritage consultant to survey the building. I understand that they will be looking at the emergency works that are required and they are making arrangements for the consultant to be able to visit the hall soon.'*

Reference was also made to the lack of Security in relation to the Stable Block and as a result the Hall herself but no response had been received about this.

Similarly, no response has been received from your colleagues in Environmental Health regarding the very real problem of ASBESTOS in the Sports Hall which has been open to visitors since October 2013 due to the Erkmans assumption there is NO Asbestos ANYWHERE in Kinmel Hall - the enclosed images prove this to be wrong - ROOM THREE being the Sports Hall which dates from 1936 and has a Corrugated ASBESTOS Roof!

2) A clarification as to what the steps the Council (All departments) plans on taking to stop the Hall from deteriorating any further and/or prevent unwelcome visitors to the site taking into consideration the Health and Safety Risks you have been aware of since October 2013 to the present day.

I look forward to receiving this information as soon as possible

Yours sincerely,

Paul Hughes  
Honorary Historian for  
Kinmel Hall

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Mae'r neges e-bost hon ac unrhyw ymgysylltiadau yn gyfrinachol, ac wedi eu bwriadu ar gyfer yr un sy'n cael ei h/enwi yn unig. Gallent gynnwys gwybodaeth freintiedig. Ar gyfer yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, gweler [www.conwy.gov.uk/ebost\\_ymwadiad](http://www.conwy.gov.uk/ebost_ymwadiad)

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[Sefyllfa Bresennol Gwasanaethau'r Cyngor](#) | [Council Services Current Situation](#)

