

From: [Paula Jones](#)
To: [medical memories](#)
Cc: [Peter J. Wood](#)
Subject: RE: KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES
Date: Tuesday, January 19, 2021 1:41:41 PM

Dear Paul

I can confirm that I've recently been informed that the company had been instructed to carry out the survey and I'm aware that this has been done. Apologies if I led to some confusion in my email of 25th November but I had meant that I would let you know once I was aware that they had been instructed, I didn't say that I would let you know who they were as I had already mentioned that I can't divulge third party information as its confidential.

I've noted that you have also provided another email last night, and I will respond to that in due course.

Regards
Paula

From: medical memories <tmmr1969@outlook.com>
Sent: 18 January 2021 17:02
To: Paula Jones <Paula.Jones@conwy.gov.uk>
Subject: Re: KINMEL HALL, ST GEORGES, ABERGELE, NORTH WALES

Dear Mrs Jones,

I will reply to the majority of your email in due course.

However, with regards to point 1.

You actually stated that you could not confirm who the company was because, although you had confirmed with them that the owners had been in contact they had not formerly instructed the company to act on their behalf and so you could not confirm who they were until that time.

This is confirmed in this email from you: -

RE: CAN I PLEASE HAVE AN UPDATE AS TO RESPONSES FROM THE ERKMAN FAMILY

You forwarded this message on Wed 25/11/2020 13:31
Paula Jones <Paula.Jones@conwy.gov.uk>
Wed 25/11/2020 13:29

Yes, but I cant say yet as I don't think they have been officially appointed, but I have spoken to them so I know they are in discussions with Sibel.

Paula

From: medical memories <tmmr1969@outlook.com>
Sent: 25 November 2020 13:28
To: Paula Jones <Paula.Jones@conwy.gov.uk>
Subject: Re: CAN I PLEASE HAVE AN UPDATE AS TO RESPONSES FROM THE ERKMAN FAMILY

Do we know who the company is?

Yours sincerely,

Paul

As we both have a vested interest in the Hall and its safe restoration and I told you at the time I have information that will assist the company which I have obtained through the years of involvement with the Hall.

So please can you supply me with the name as you agreed to once they had been employed by the owners and have also visited the Hall.

Yours sincerely,

Paul
07899775784

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

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

<https://twitter.com/MedicalMemories>

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

From: medical memories <tmmr1969@outlook.com>

Sent: 13 January 2021 22:57

To: Paula Jones <Paula.Jones@conwy.gov.uk>

Cc: Steven Wynn Simonds <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 Helath to do today.

Yours sincerely,

Paul Hughes
Honorary Historian for
Kinmel Hall

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

Sent: 13 January 2021 21:47

To: medical memories <tmmr1969@outlook.com>

Cc: Peter J. Wood <Peter.Wood@conwy.gov.uk>; Steven Wynn Simonds <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

From: medical memories <tmmr1969@outlook.com>
Sent: 12 January 2021 16:55
To: Paula Jones <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

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

This email and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. For full conditions in relation to content and use of this e-mail message and any attachments, please refer to www.conwy.gov.uk/email_disclaimer

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

