

# WELCOME

to your new home at

# CAEGAR



Adeiladwyr T.A.D. Cyf  
T.A.D. Builders Ltd







## WELCOME TO YOUR NEW HOME

This handbook has been compiled as a guide to help you run your new home and its equipment. It is also intended to give information and some useful tips. We welcome you to your new home, and wish you every happiness in it.



Please see the Project Curv User guide for more detailed information on the green technologies in your home and instructions on how to access apps.

We've also provided short instructional videos throughout this guide to help you get the most from your new home.

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## Moving into your new home - Important Information

No home is maintenance free and proper and timely maintenance can extend the life of many of the components and systems included in your new home.

During your first year, please report any defects to New Build After care on 0330 175 9726. These will be dealt with in a timely manor by the contractor, some defects such as shrinkage will be completed at the end of the Defect Liability Period.

At the end of the 12 months the contractor will attend the property and carry out an end of defects inspection and complete repairs on any necessary items.

Year 2 onwards - all defects or repairs need to be reported to the Pobl Customer team on 0330 175 9726.

# 1) Introduction

Your home has been constructed by:  
**T.A.D Builders Ltd**



The homes at Caegar have been built using a 'fabric first' approach. This means we have specified certain components when building the homes and focused on reducing the home's heat loss, so the home is affordable to heat. This includes maximising airtightness and increased levels of insulation.

The building itself has been constructed using a prefabricated insulated timber frame which results in lower heating cost. Gas is not used to heat or provide hot water, but instead relies on electricity, much of which is from renewable sources.

Constructed for:  
**Pobl Group**



This guide includes details on the equipment/features installed, how to use them effectively and maintenance instructions to ensure your home functions as efficiently as possible. It also gives tips on how you can live a more sustainable life resulting in savings on energy, water and household running costs.

It also gives details of your local waste collection services such as the days of collection and what to do with bulky waste items. It gives addresses and contact numbers for your local GP, Post Office, supermarket and other local amenities.

## 1.1 Parking

Your property has allocated car parking spaces on your own driveway or directly adjacent to your home. In some cases, there are demarcations on the pavement illustrating your space and that of your neighbour's. Parking on the highway and swale features are to be avoided.

## 1.2 Postal Address

The postal address for your new home is as follows;

**XX Clos Yr Berllan**

**Llwynhendy**

**Llanelli**

**SA14 9NB**

All addresses have been activated with Royal Mail.

Note that when ordering goods and services some companies may not have updated their systems with the new address.

## 1.3 Utility Suppliers

Your property has the benefit of mains Electricity and Water.

Your meter readings will be forwarded to the service provider along with your contact details on the day of completion and a copy given to you for your records.

You will be responsible for the Electricity and Water from that date/meter reading onwards. We will take an energy meter reading at handover.

### Useful Phone Numbers

Dwr Cymru Welsh Water (Water supply) Account Enquiries.....**0800 052 0145**  
BT Openreach (fibre phoneline/internet/TV option)..... **0800 800 150**  
National Grid..... **0333 202 9802 | 0800 6783 105 | 105**



## 1.4 Insurance

Pobl do not insure you for either the contents in your home or your personal possessions. It is strongly advised you arrange a comprehensive policy covering you for fire, burglary, storm, flood, and other risks as soon as you move in.

## 1.5 Reporting Defects

Please report defects in your home by contacting the Pobl New Build Aftercare team during office hours.

### **Pobl New Build Aftercare**

(Monday – Thursday 9am to 5pm, Friday 9am to 4:30pm)

0330 175 9726

[newbuild-aftercarewest@poblgroup.co.uk](mailto:newbuild-aftercarewest@poblgroup.co.uk)

Useful fixture user guides and manuals can be found on the website:

[www.poblliving.co.uk/mypoblhome](http://www.poblliving.co.uk/mypoblhome)

### **Out of Hours & Emergencies:**

0330 175 9726

## 2) Energy and Ventilation, Heating and Hot Water



Please watch the welcome video for more information on how to use the green technologies in your home.



Please see the Project Curv PDF User guide for more detailed information and instructions on how to access apps.

### 2.1 Batteries and Inverters

Batteries 2.8kw and inverters are located to the side of your property. Battery make and model – Solax Triple Power 3.0 Battery

#### Features

- Long life cycle of over 6000 cycles
- Capable of operating at low temperatures due to unique heating technology.
- Lower your energy bills

A battery inverter, also known as a DC to AC inverter, converts the direct current (DC) stored in a battery into alternating current (AC), which is the type of current typically used in homes, businesses and industry. Battery inverters are therefore essential for making use of stored solar power.

There is an isolation switch on the wall of the property next to the battery and inverter, please only switch this off if there is a problem with the Battery, this can also be switched off on the consumer board located in the hallway. There is also an isolation switch for the inverter in the loft space.



More information  
on your battery  
and solar panels



## 2.2 Photovoltaic Panels (PV)

Your property is equipped with a solar photovoltaic array along the roof. Make and model – Perlight Solar Photovoltaic Solar Modules

During daylight hours free electricity is generated from the sun. If not being used at that point in time, the electricity being generated will be stored in the battery for use later.

This means when you do need electricity you will use the stored energy in the battery before using electricity from the grid that you pay for.



More information  
on your battery  
and solar panels



## 2.3 Air Source Hot Water

Air source hot water pumps are located in the landing cupboards or under the stairs in the ground floor flats.

Curv Air Source Water Cylinder is smart and electric powered, the Air Source Hot Water Cylinder houses an integral compressor for rapid heating of water.

Air is extracted from the surroundings and compressed thus creating heat. The heat is then transferred to the water into the tank directly.

The tank is powered by a 495w compressor as the primary load on the water tank, with a secondary electrical heating element.

The Air Sourced Hot Water Cylinder provides domestic hot water at a reduced cost when compared with older technologies.

Eco Power Mode allows you to set the cylinder to only operate during off peak low cost hours.



More information  
on operating your  
hot water cylinder



## 2.4 Infrared Panels and thermostats

### Infrared Panels

The heating in your home is provided by ceiling or wall mounted infrared panels.

Infrared Heating works by using electricity to heat surfaces, objects, and people, not the air around them. This is a more natural, and efficient way of heating spaces. Heat is not wasted through draughts and air moving up to the ceiling where the heat is not needed, but instead, keeps a steadier thermal mass.

The infrared panels have a low power consumption with multiple heat settings and eco controls. They are fast and responsive with instant heat and have smart controls which allow for heating anywhere.

The panels surface temperature is maximum 75 degrees, the surface range would be 0–75 degrees to achieve the desired ambient temperature. The surface temperature can be reduced using the password protected setting on the App, see the Project Curv guidance for instructions on how to do this (linked on page 2 of this guide).

The mirror panels have been locked at a temperature of 60 degrees due to their low-level location, this can be reduced further if necessary.

If you lower the plate/surface temperature, then the panel has to work longer to get the ambient temperature to the desired level.



More info on your  
infrared panels  
and thermostat





## Thermostats

Every room will have a thermostat to operate the IR panel, the thermostat in the hallways between the downstairs bathroom and utility operates the IR panel in the hallways, downstairs bathroom and utility. The thermostat on the upstairs landing operates the IR panel on the landing and in the upstairs bathroom.



## 3) Electricity

**Always** ensure that appliances are fitted with the correct fuses as recommended by the manufacturer.

**Always** follow the manufacturer's instructions for wiring appliances.

**Never** use an electrical appliance in the bathroom.

**Do not** attempt to repair, alter or extend electrical installations.

**Keep** a torch handy by the control box for emergencies.

### 3.1 Meter Location

The electric meter can be found on the side elevation of your property.



consumer panel. Circuit breakers are generally more sensitive than fuses and may well trip out even when a light bulb fails, or you are using an appliance with an electrical fault or faulty plug.



### 3.2 Consumer Unit Location

Located in the hallway behind the front door. There is an isolator switch for the PV, please do not switch this off unless there is an emergency or instructed to do so by an electrician.

A residual circuit breaker or RCD protects you. These breakers are easy to re-set by flicking the switch back to the on position on the

There is an isolator for the PV panels located in the hallway, please only use this in a case of emergency.

This Chint meter provides the added benefit of allowing the user to be able to observe the power, energy, voltage & current production of their inverter without the need to log on to the SolaX app.



## 3.3 Lights

### Internal lights

A standard ceiling pendant light has been installed in the lounge, bedroom & hallway.

### How to change the bulb

These are a standard bayonet fitting therefore push the bulb upwards and then turn left, then remove the bulb remove to fit a new bulb, push the bulb upwards and turn right.



### Kitchen

Downlights have been fitted under the cupboards in kitchen.



### Bathroom

There are white bulk head lights installed in the bathrooms and a LED dual voltage shaving light above the mirror.



### External lights

External lights have been fitted to the front and rear of your property, the Raven Resin Single wall with PIR lights are resin in construction and will not corrode. The PIR is a perfect security device or it can be used to simply welcome you home.



## 4) Water

### 4.1 Water Meter

The water meter is located outside on the pavement, you will need to remove the manhole cover to read the meter.



### 4.2 Stopcock - tap isolation

The stop cock is located in the cupboard underneath the stairs. A typical example is shown in the photo.



### 4.3 Washing machine connections

You will also find the connections for a washing machine located in the utility room. We recommend that a qualified engineer install your washing machine.



## 4.4 Showers

### Upstairs bathroom

The upstairs bathroom has been fitted with a Bristan Thermostatic Shower and is run from the air sourced hot water unit.



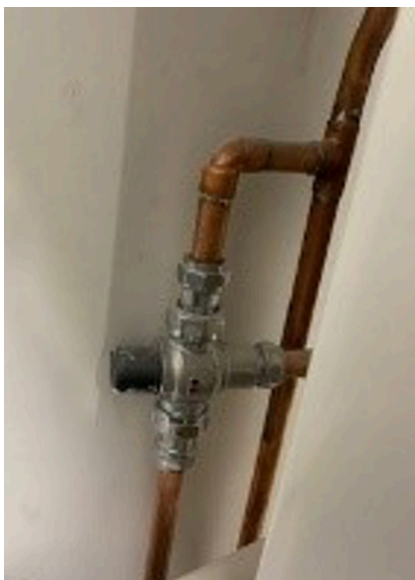
### Downstairs shower

The downstairs shower is an electric Bristan shower, with a push button and dial. Electric showers heat water instantaneously using an inbuilt heating element. It doesn't require a hot water feed and hot water is available at all times and can still be used if the heating system has a fault.



## 4.5 Anti-scald valves

Your bath, shower and wash hand basin have all been fitted with anti-scald valves but please note that the kitchen taps do not have these fitted.



## 5) Dealing with leaks

### 5.1 Minor leaks

Minor Leaks such as a dripping tap or radiator valve can usually be dealt with without isolating the whole of the water system. This is done by using individual isolation valves.

### 5.2 Major leaks

In the event of a major leak on any of the water services, turn off the stopcock. The water should be turned off and reported immediately to Pobl New Build After Care.

If the issue is related to the water supply up to your property boundary, please contact Welsh Water Emergency Number: 0800 052 0130

### 5.3 TIPS TO REMEMBER DURING THE WINTER PERIOD



If you intend to leave your home for more than a day or two in the winter, you should leave your heating set on a low level to avoid freezing

Do not allow taps to drip as a dripping tap may stain the bath or basin and could result in frozen waste pipes in Winter



## 6) Alarms

### 6.1 Smoke and Heat Alarms



#### Smoke Alarm

Your home has been fitted with an Aico Ei3016 smoke detector, which is located on the ceiling of the hall, landing and living room. These are all mains wired with a battery backup.

The Ei3016 is a mains powered Optical Smoke Alarm with 10 Year Rechargeable Lithium Back-up. It contains built-in AudioLINK+ data extraction technology and is upgradeable to SmartLINK wireless interconnection using a Ei3000MRF module.

#### Heat Alarm

Your home has been fitted with an Aico Ei3014 mains powered Heat Alarm with 10 Year Rechargeable Lithium Back-u, which is located in the kitchen.



Heat sensor - responds to heat build-up from large flaming fires (triggers at 58c). It contains built-in AudioLINK+ data extraction technology



Your home has been fitted with an Aico Ei129 Switched Input Module which will trigger interconnected alarms if an external device is activated, such as a sprinkler system. It is mains powered with rechargeable lithium back-up.

## 6.2 Domestic fire sprinkler systems

Following changes with the Building Regs in Wales, all homes are fitted with a sprinkler system. The system is heat activated and will only activate upon intense heat in the area of the home where the heat is detected.

There is a control valve for the sprinklers located in the storage cupboard under the stairs in the houses, or next to the cylinder in the cupboards in the flats. House no. 22 (plot 1) please note: there pump for the sprinkler system for your home to ensure adequate water pressure (see photo to right).



Your sprinkler system has been designed and installed to be fully compliant to BS 9251:2014 and has been certified as such. In the event of a fire the decorative circular cover plate that can be seen on the ceiling will fall away at around 60 degrees C revealing the sprinkler.

**ONLY HEAT WILL AFFECT THE SPRINKLER, SMOKE WILL NOT CAUSE THE SPRINKLERS TO ACTIVATE.**

The Fire & Rescue service strongly recommend that the valve is not closed after a Fire until they have checked the situation as fires have been known to re-ignite.

False activations of sprinkler systems are extremely rare, and the system requires very little attention.

- Any water used in a fire or during any testing is not chargeable.
- If the decorative cover plate falls away when there is not a fire there is no need to be concerned as only heat will set off the sprinkler. Replacements are readily available.
- If your system is not serviced annually your home insurance may be affected so it is important that access is made available when servicing is due.
- If there is a fire only the sprinkler closest to the fire will activate.
- In the event of a fire the sprinklers will control or extinguish the fire.
- In the event of a fire leave the property and dial 999 for the Fire & Rescue Service.
- Water from the sprinklers will be far less damaging than uncontrolled fire damage. Remember – Only Heat will activate a Sprinkler, Not Smoke

The standard recommends an annual service and inspection, so access will be needed to check your system at least once a year. The service visit will be arranged by Pobl for Homes and Communities properties and should take no longer than 15 minutes.



## 7) Windows and Doors

### 7.1 Windows

Windows installed are profile 22 optima white uPVC. They meet BSI standards BS7412- PAS 23-24, ISO 9001-2016, and are secured by design. All windows are installed with external sills, trickle vents and restrictors. Windows are fitted with restrictors for your safety.

#### Maintenance

- Maintain any moving parts (gearing, hinges) using maintenance spray e.g. WD 40.
- Glass to be cleaned using mild detergent or spray glass cleaner. Abrasives should not be used.
- Profile to be cleaned using mild detergent. Abrasives should not be used
- Maintenance should be carried out annually.

### 7.2 Doors

The front door is a Hurst Composite door and has a Std Multipoint Lock. The door is installed with a loose safety chain silver door guard.

#### Cleaning

- Wash the door and door frame with warm soapy water and a soft, lint-free cloth to remove grime and atmospheric deposits.
- Never use a pressure washer or steam cleaner.
- Stubborn marks on the door frame may need to be tackled with a specialised PVC cleaner but please ensure you read the cleaning guidelines carefully to ensure suitability.
- Under no circumstances should you use any solvent- based or abrasive cleaners and avoid the use of any adhesives or tack for temporary fixing i.e. for seasonal or other decorations.

#### Maintenance

- Once every six months or so, apply a little light engineering oil (such as 3 in 1 oil) on all moving parts of the lock, cylinder and hinges.
- We also strongly recommend that you help protect your door from possible natural thermal distortion by engaging the locking points by simply pulling up the handle each time you shut the door.

## 8) Running your new home

Your new home is extremely energy efficient and is EPC A rated. It has been designed and built using quality materials reflecting all the attention to detail you would expect. Naturally, you will want to keep your home looking as good as new for many years to come and this can be achieved by following the advice given below.

### 8.1 Drying Out

The building materials used while your new home was under construction will contain an amount of embodied moisture. This moisture needs to disperse, and the process of evaporation will continue even after you have moved in. It is essential that you gently acclimatise your home and allow it to dry out as naturally and slowly as possible for at least 6 months after you have moved in.

Slow evaporation helps minimise shrinkage cracking and timber movement. To aid this, you should not overheat your home and aim to keep it at a reasonably even temperature always, with conservative use of the central heating system where possible. This will allow the underlying building structure to warm up and dry out gradually.

We recommend that the Thermostat settings are maintained at a moderate setting generally no higher than 21°C. Please note that each thermostat controls the temperature in one room or location, to set the temperature through the whole house you will need to set the temperature on multiple thermostats or use the Project Curv app.

At the same time, the evaporating moisture needs to be ventilated away to avoid problems with condensation, please utilise extractor fans and trickle vents to aid the evaporating moisture.

### 8.2 Movement and Shrinkage

As the drying out process takes place and your home is lived in and heated, the building materials shrink slightly, which may cause small cracks to appear. These are not structural defects and can be filled and covered in the normal process of periodic redecoration. Some may reoccur to a reduced extent. Such cracks are inevitable and at the end of the first year we will arrange an inspection of your home with you, and the building contractor will be notified to rectify any issues identified during this visit.

The period of drying out depends upon how closely the guidelines on this page are followed but should be about 6 months. However, depending on the weather conditions during the build period, the length of time to dry out your home could be up to 18 months. Minor shrinkage cracks should be left for this period and then filled with a DIY product or a flexible decorator's caulk, drying and shrinkage of the joists and other timber components used in construction of your new home may result in the appearance of the following features.

- The bath and/or shower tray may drop slightly and require resealing around the edges.
- Screw heads may start to show in plastered finishes.
- Wooden door frames may move, necessitating adjustment.
- Floors may drop slightly leaving a gap between the skirting and the floor itself, this is not a structural problem, simply normal shrinkage.

If you plan to redecorate, we recommend that you wait until the drying process is complete. Paint that is applied too soon may crack as the moisture in the construction evaporates. Please speak to your Neighbourhood Housing Manager before completing any works or decorating the property.

## 8.3 Condensation

Condensation is steam or water vapour that reverts to water upon contact with a cold surface it can sometimes cause mould to form on walls and ceilings in areas that are less well ventilated.

Once the building materials used in your home have dried out, you should experience less condensation thanks to modern standards of insulation. However, there are several normal everyday activities that produce a good deal of water vapour and can lead to condensation around your home. The following advice will help minimise condensation:

- Air can circulate around your home if you keep internal doors and wardrobes open whenever you can (except fire doors). Closing the kitchen door, covering pans and always using your extractor fan when cooking will prevent water vapour settling elsewhere in your home.
- You should always close the bathroom door when showering or bathing and ensure the extractor fan in your bathroom are turned on.
- A home that is maintained at a warm temperature is less likely to generate condensation, so do not allow your home to remain unheated for long periods of time.

## 9) Flooring

### 9.1 Flooring types

#### Flats

IVC Pobltext Cushion vinyl flooring has been laid in the Bedroom/ living/ dining room/ hallway & kitchen.

Colour: 592 San Remo;

IVC Safety Flooring has been laid in the bathrooms.

Colour: 596 Dovetail Oak;

#### Houses

IVC Habitation Twist carpet has been laid in the first floor bedrooms and landing area.

Colour 142 Mercury

IVC Safety Flooring has been laid in the bathroom and downstairs shower room.

IVC Pobltext Cushion vinyl flooring has been laid in the Kitchen/ utility/ lounge/ hall.

Colour: 592 San Remo

### 9.2 Vinyl Flooring Maintenance

- Preventive measures - Keeping dirt off the Vinyl Flooring is easier and less expensive than removing it.
- Vacuuming - Regular vacuuming is the most important part of a successful maintenance program.
- Spill and spot cleaning - Spots are inevitable, but they don't have to be permanent. Remove a spill quickly and there is less chance it will become a stain.
- Periodic cleaning- Scheduled periodic cleaning helps the Vinyl Flooring retain appearance, and improves performance. Limited and/or ineffective periodic cleaning will inevitably lead to the need for a deep clean.
- Deep cleaning - Seasonality can influence the amount of cleaning required. Deep cleaning will remove heavy soiling from within the emboss structure and/or joints of the Vinyl Flooring.

## 9.3 Carpet Maintenance

- Vacuum regularly – this helps to remove dirt from the carpet pile, keeping it fresh and clean.
- Protect high-traffic areas – you might choose to put a mat down at the front door, for example. This helps to protect the carpet in that area and prevents dirt being carried through the house.
- Clean spills straight away – this is better for your carpet and helps to remove any stains quickly.
- Consider professional cleaning – regular professional cleaning is best for your carpet. It removes deeper dirt and stains and brings your carpet back to life.

## 10) Walls and Ceilings

### 10.1 Walls

#### **External**

The external walls to the dwelling are of full timber frame construction with plasterboard fixed onto the timber frame studwork with a final plaster skim coat applied.

When fixing items to external walls there are solid timbers at 600 centres which you can locate with a stud finder device. Be careful not to use fixings longer than 50mm as there is a VCL airtightness barrier 50mm behind the plasterboard which you should avoid penetrating.

Clean and paint the render at least every 10 years. Higher levels will require access scaffolding or towers to complete any works.

#### **Internal**

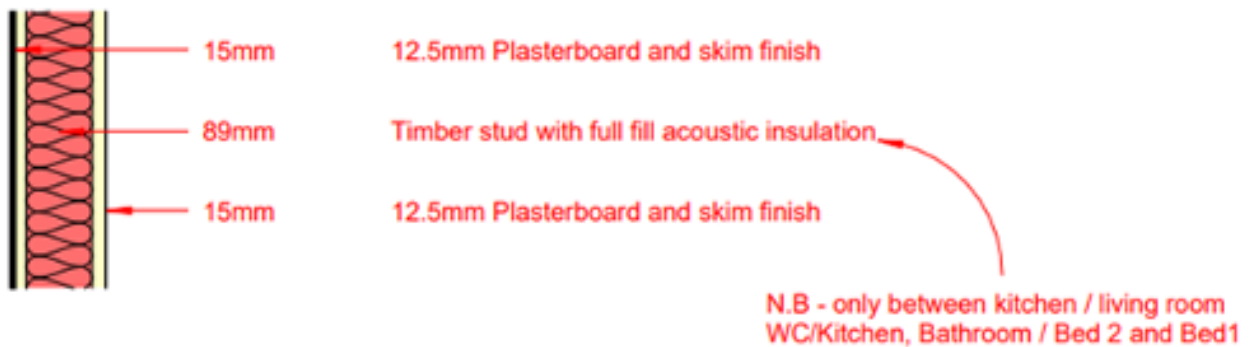
The internal walls are Timber Frame built with plasterboard fixed to timber studwork.

Fixing areas in kitchen and bathrooms have been reinforced with plywood aid fixing.

## Wall Type - A - External U - value - 0.19



## Wall Type - B



## Wall Type - C





## 10.2 Ceilings

The ceilings have been constructed of plasterboard fixed to timber joists and roof trusses.

Be careful when nailing or drilling into floors, walls or ceilings to avoid contact with any electric cables or pipes, which may lie beneath the surface.

NEVER ATTEMPT TO DRILL OR NAIL A FITTING DIRECTLY ABOVE OR BELOW ANY SOCKET OUTLET OR SWITCH.

Plasterboard partitions need the correct type of fixings, not just nails. Consult your local DIY store for advice if in any doubt.

## 10.3 Decoration

Walls and Ceilings Generally - One mist coat and two full coats Crown Trade Matt Emulsion

Internal Joinery - One coat Intact primer and two top coats Tikkurila Intact 40 semi-gloss

Internal Metalwork - One coat Intact primer and two top coat Tikkurila Intact 40 semi-gloss

## 11) Sanitary ware and kitchen units

Baths, basins, and sinks should be cleaned with recommended products to avoid damaging the surfaces.

Your home has thermostatic mixing valves installed which are fitted on the hot water pipe to ensure scalding does not occur, please do not tamper with these.

Do not use scouring or gritty cleaners. Bleach should not be mixed with lavatory powders nor allowed to stand in stainless steel sinks.

Do not flush unsuitable items, such as disposable nappies and wet wipes etc down the toilet. THIS WILL LEAD TO BLOCKED DRAINS AND CHARGES WILL BE INCURRED FOR CLEARANCE.

### 11.1 Kitchen

Howdens are the suppliers of your kitchen and appliances. Customers need to report any issues with the kitchen to Newbuild Aftercare during the defect liability period and Pobl solutions teams following this period.

## 12) External Areas

### 12.1 Shed

Your house or flat is provided with a lockable shed in the rear garden area. There is a bike lock bolted to the base of the shed for storing bikes.



### 12.2 Rotary Line

Your house or flat is provided with a rotary dryer within the rear garden area.

Brabantia, Rotary Line  
50metres, Self Assembly  
Metal Soil Spear.



### 12.3 Garden Maintenance

The maintenance of the grass in your front and rear gardens will be your responsibility for the duration of owning your home. Alongside this, it will be your responsibility to water and maintain both your front and rear gardens i.e. watering of the plants. There will be an outside tap provided as part of your new home to assist with this.

In some cases, Sustainable Drainage Features (SUDs) may sit next to your garden, which will be maintained by Pobl until adopted by the council as they are fundamental to site drainage.

## 12.4 Turfed Areas

### Caring for the grass in your back garden

- Protect your lawn from hot weather – temperatures of up to 26°C will promote the growth but anything above 30°C will stunt growth.
- If the temperature rises, avoid cutting the grass too short and instead leave it standing at about five centimetres, which will protect from the sun and prevent the soil from drying out.
- The best time to water the grass is early morning or late evening before the warmth of the day. Watering in heat of day can burn the grass.
- When watering the lawn, use 10-15 litres of water per sq. metre as a guide and be warned that over-watering can lead to mould formation.
- Feed lawn every 8 weeks during growing season and use a winter feed from October to March to encourage stronger root growth to get through the winter.
- If water pools on lawn, which will be expected in high rainfall times, then using a garden fork push (depth of fork) into the lawn. Move it back and forth to open up narrow hole and repeat to all affected areas or whole of lawn. This should help it drain.
- Keep flower beds evenly moist. Water just 1-2 times per week.
- It's better to water plants in the evening or early in the morning, when the soil is cooler, as less will evaporate than during the heat of the day.
- Avoid watering leaves or plant heads to avoid mould formation, and water gently to avoid damage.
- To prevent the growth of weeds, plant beds densely to minimise the space available for weeds to develop. The use of mulch prevents weed seeds from sprouting.
- To remove weeds get to the roots by using a weeding trowel.
- Prior to the winter non-growing months do not leave the turf grass over 100- 150mm as you will likely get dead areas of patch grass the following summer season. It is always best to cut grass often in the lead up to winter months.
- Keep grass and soil as far as possible from the render system, as splashing can cause staining and discolouration over time. Plants, trees, flowers etc. should not directly touch the rendering system as they can cause visible staining.

## 12.5 Outside Tap

There is an outside tap located on the external wall of the property in the garden. The stones located around the house act as natural drainage for the tap. Remember to turn off your outside tap at the valve located within the sink unit during very cold weather.



## 13) External Maintenance

### 13.1 Render

Parex or PRB external rendering system of Monorex scratched render with mesh at stress.

The system that was installed on your property is a PRB render. PRB ready mixed finishes e.g. acrylic and siloxane finishes, are acrylic resin or siloxane resin based materials. They are compatible with cleaning agents that can be used on exterior acrylic / siloxane coatings.

Keep grass and soil as far as possible from the system, as splashing can cause staining and discolouration over time. Plants, trees, flowers etc. should not directly touch the system as they can cause visible staining. An adequately fixed trellis (please consult with our technical team) is required for climbing plants; however, some discolouration is possible due to the direct contact with plants.

Please let us know at [newbuild-aftercarewest@poblgroup.co.uk](mailto:newbuild-aftercarewest@poblgroup.co.uk) if you notice any damage to your render/system such as cracks, stains or loose fixtures and fittings.

### 13.2 Canopies

There is a GRP Fibreglass canopy fitted over your front door.

## 13.3 SuDS

Sustainable Drainage Systems (SuDS) are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.

SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. Some properties at Caegar have SuDS features within their properties, such as permeable paving on the driveway. Pobl will maintain the swales and the attenuation pond located at the entrance to the site until these areas are adopted by Carmarthenshire Council.

The attenuation basin acts as an overflow for excess water.

## 13.4 Car Park

Car parking spaces shall be permanently retained and used only for the parking of vehicles. This is to ensure adequate parking provision is provided and retained for each home. The drives are permeable paving and are part of the SUDs features.

## 13.5 Bat and Bird Boxes

Some homes have bird and bat boxes attached to them. Residents should not remove these.



## 14) Refuse and recycling

### 14.1 Your Guide to Waste Collection

Black bags are collected every 3 weeks, 3 black bags will be collected.

Glass bottles and jars will also be collected every 3 weeks.

Food waste and blue bags will be collected every week.

Please remember to:

- Place your containers at your collection point before 6am on your collection day.
- Empty your glass bottles and jars and give them a quick rinse.

For information on collection days, which colour bags etc and where to collect bins and bags from please visit [www.carmarthenshire.gov.wales/home/council-services/recycling-bins-and-litter](http://www.carmarthenshire.gov.wales/home/council-services/recycling-bins-and-litter)

Please note: Carmarthenshire County Council do not use wheelie bins like other authorities but do provide food bins and plastic sacks etc.

### Your collections calendar 2024

JANUARY							FEBRUARY							MARCH						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7				1	2	3	4					1	2	3
8	9	10	11	12	13	14	5	6	7	8	9	10	11	4	5	6	7	8	9	10
15	16	17	18	19	20	21	12	13	14	15	16	17	18	11	12	13	14	15	16	17
22	23	24	25	26	27	28	19	20	21	22	23	24	25	18	19	20	21	22	23	24
29	30	31					26	27	28	29				25	26	27	28	29	30	31
APRIL							MAY							JUNE						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7				1	2	3	4	5					1	2
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23
29	30						27	28	29	30	31			24	25	26	27	28	29	30
JULY							AUGUST							SEPTEMBER						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
1	2	3	4	5	6	7				1	2	3	4	2	3	4	5	6	7	8
8	9	10	11	12	13	14	5	6	7	8	9	10	11	9	10	11	12	13	14	15
15	16	17	18	19	20	21	12	13	14	15	16	17	18	16	17	18	19	20	21	22
22	23	24	25	26	27	28	19	20	21	22	23	24	25	23	24	25	26	27	28	29
29	30	31					26	27	28	29	30	31		30						
OCTOBER							NOVEMBER							DECEMBER						
M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	1	2	3	4	5	6					1	2	3	2	3	4	5	6	7	8
7	8	9	10	11	12	13	4	5	6	7	8	9	10	9	10	11	12	13	14	15
14	15	16	17	18	19	20	11	12	13	14	15	16	17	16	17	18	19	20	21	22
21	22	23	24	25	26	27	18	19	20	21	22	23	24	23	24	25	26	27	28	29
28	29	30	31				25	26	27	28	29	30		30	31					

**WK3BG**

Glass bottles & jars/  
Black bags

Bank Holidays  
check for changes

We collect food waste  
and blue bags from you  
every week

We collect glass  
bottles and jars  
from you every  
3 weeks

We collect up to  
3 black bags  
from you  
every 3 weeks

**Please remember to:**

- place your containers at  
your collection point **before  
6am** on your collection day
- empty your glass bottles  
and jars and give them a  
quick rinse

Cyngor Sir Gâr  
Carmarthenshire  
County Council

**100% recycled**

Sir Gaerfyrddin yn ailgylchu  
Carmarthenshire recycles

For more information or to check your other collection  
dates, visit [carmarthenshire.gov.wales/recycling](http://carmarthenshire.gov.wales/recycling)

## 15) Local Information

### 15.1 Local Taxi Services

Travelling by taxi or private hire car around the county borough should be convenient, comfortable, and safe. That's why you should only use council licensed taxis.

Private hire taxis cannot be hailed at the roadside and must be pre-booked. There is no light on the roof and a yellow licence plate is displayed at the rear of the vehicle.

Local Taxi Contact Details:

01554 777111 Master Cabs Ltd

01554 777222 Eddie's Cabs

### 15.2 Local Rail Services

The nearest railway station to the site is Bynea Railway Station, located approximately 1.2 miles to the south-west of the development.

Bynea Railway Station is served by Transport for Wales and provides daily services to destinations across the South Wales Mainline such as Carmarthen, Haverfordwest and Fishguard to the west and Swansea, Neath, Port Talbot, Bridgend, Cardiff central and Newport.

Bynea Train Station  
Heol Y Bwlch,  
Bynea  
SA14 9TL

Currently Managed by: Transport for Wales. A regular service is in operation.

#### **Facilities**

There is a step free access, Induction loop, and seated area

Car Parking- There are 6 Free parking spaces at this station with 1 accessible space (Mon- Sun).

Assistance- There are no platform staff available at this station. Assistance will be provided by the Conductor on the train.

Helpline 03333 211202

<https://www.nationalrail.co.uk/>

Mon-Sun 08:00 to 20:00

## 15.3 Local Bus Services

Local bus services run frequently between Llanelli and Swansea (route no. 111), and Carmarthen (route no. 195 & 197). Please see First Bus for more details and timetables at [www.firstbus.co.uk/south-west-wales/plan-journey/timetables](http://www.firstbus.co.uk/south-west-wales/plan-journey/timetables)

## 15.4 Public Rights of Way

A Public Right of Way (footpath) runs through the estate, entering from the north-west and east of Clos Y Berllan.

## 15.5 Local Amenities

Located in Llwynhendy, the area is perfect for commuters, with easy access to the M4, Llanelli and Swansea city centre.

The site is approximately 0.8 miles from local amenities such as healthcare facility, stores and local takeaway outlets.

Near to Loughor Estuary and the Llanelli Wetland Centre close by, it's a fantastic area for families, children & dog walkers to explore.

### Location of local Optician

Vision Express  
Parc Trostre, Trostre Retail Park, Llanelli  
SA14 9UY

### Location of local Fire station

Mid & West Wales Fire & Rescue Service  
Llanelli Fire Station  
Fire Station Corporation Avenue, Llanelli  
SA15 3PF

### Location of local Dentist

Warren Davies Dental Care  
13 Llwynhendy Road, Llanelli SA14 9DP

### Location of local Doctors

Llangennech Surgery  
Park Lane, Llanelli SA14 8TU  
Llwynhendy Health Centre  
Llwynhendy Road, Llanelli  
SA14 9BN

### Location of local Pharmacy

Well Pharmacy  
Adfer Medical Group, Llwynhend Hc,  
Llwynhendy Road, Llanelli SA14 9BN

## 15.6 In case of an emergency

### Nearest A&E

Morrison Hospital  
Heoil Maes Eglwys  
Morrison  
Swansea  
SA6 6NL0  
01792 702222

### Local minor injuries clinic

Prince Philip Hospital  
Bryngwyn Mawr,  
Llanelli  
SA14 8QF  
[01554 756567](tel:01554756567)

### Police station

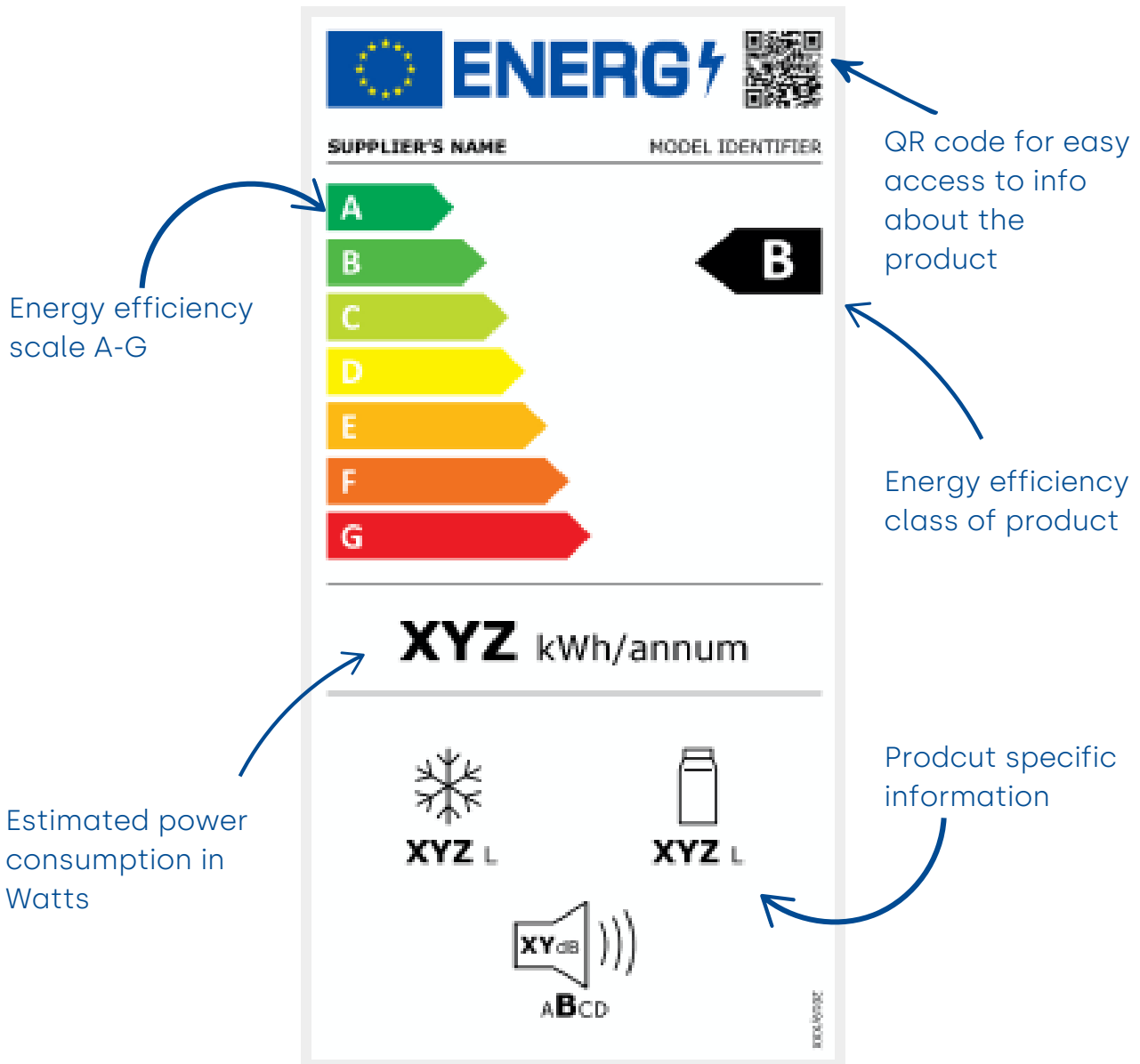
Dyfed Powys Police - Llwynhendy Police  
Station  
2-4 Lon Ceiriog, Llanelli SA14

### Emergency Telephone Numbers

Pobl Out of Hours Number  
0330 175 9726

## 16) Energy labels explained

EU energy labels have become a common sight in home appliance showrooms - they are found on a selection of white goods and other products and are designed to help customers see how energy efficient a model is before they buy.



## 17) Notes

This image shows a full page of a document template. It consists of approximately 28 horizontal blue dashed lines spaced evenly across the page, providing a guide for handwriting or typing. The lines are light blue and have a dotted pattern. There is no text or other content on the page.



Handwriting practice lines consisting of 24 horizontal dotted lines.



[www.poblgroup.co.uk](http://www.poblgroup.co.uk)

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High Street, Newport, NP20 1AA