

Coetmor Mill User Guide

Coetmor Mill

Coetmor Mill is a 300 year old water mill run by the Coetmor Mill Trust to provide affordable accommodation for youth groups to enable them to take part in adventurous activities.

The trust was established in 2017 and we have an ongoing programme of improvements taking place as and when funds allow. Since opening the Mill the trust has

- a) Replaced all the lighting with modern energy efficient lights, including many automated lights to help you around the building when it is dark
- b) Rewired significant parts of the mill replacing out of date wiring
- c) Replaced the toilets for modern more efficient toilets using less water
- d) Mended the septic tank that had been broken for many years
- e) Fitted out the snug with seating to provide an area for adults in the evening
- f) Fitting internet enabled locks to the front door, to ease entry and make the bookings process far simpler
- g) Installation of gas central heating
- h) Purchased new tables and benches
- i) Purchased new mattresses
- j) Fitted a new back door
- k) Upgraded the car park
- l) Upgraded the Kitchen units

Our main projects we are planning are

- a) Double Glazing all windows
- b) Upgrading the Drying Room to make it more efficient
- c) Rewiring the whole building and changing the electric pound meter so you can pay for the drying room over the internet
- d) Dividing the main bedroom into more flexible accommodation to gain more flexibility in sleeping

- e) We are also currently planning how to improve the toilets and showers to bring them into the 21st century, so watch this space for news on this.

We are always seeking more help, whether it is donations or offers of man power and run several working parties each year. If you are interested in donating or helping please see our website for details. www.coetmormill.co.uk

Gaining Entry & Exit

You should have received your door code for the door with this user guide. This door code is unique to your stay and can be given out to all the people staying at the mill. It is only valid for the days that you have booked.

The entrance door is the first door you see when entering the car park on the side of the building (not the fire door that is semi glazed). The key pad is located at eye level on the left of the door in the door recess. The electronic lock is controlled over the internet, and the door remains locked at all times. You can always exit the door but can only open it from the outside using the code.

The downstairs rear door is also a fire door and can be exited at any time. If exiting using this door please ensure it is firmly closed.

There is also a fire door to the main dining and kitchen area. **Please do not use this** unless in an emergency. We appreciate that it makes things easy, but the door is prone to getting grit in the bottom and then will not close properly allowing water to ingress into the Mill. It also lets out all the warm air as well. **Please limit yourselves to using the front and rear doors.**

Fire Alarms

The Mill is covered with an up to date Fire Alarm system. This is tested weekly on an ongoing basis. If the Fire Alarm should ring then please exit the building, there is a marked area by the wall to the road where people should gather and be checked. If the fire alarm does go off by mistake then it can be reset by you. Detailed instructions are by the Fire Alarm panel by the main entrance door.

Sensors are located on all floors.

Fire Doors

The fire doors to the stairs from the main living area are kept open by magnetic locks for your convenience they are set to automatically close in the event of fire or smoke. They can of course be manually closed if you want to during your stay. If you want to close them please follow the instructions (they are on the doors). Press the black button on the lock and the door will release as per the picture below.



Release
Button

Electricity

Lights – the lights in the stairwell and outside are on sensors and should come on automatically. The switches for the bedroom lights are located up high on the right at the top of the stairs. Please ensure that you turn off any lights when leaving the building.

Electricity for day to day running of the Mill is covered by your rental fee. This covers all the lights and the fridge only. The plug sockets around the building, the drying room and additional fan heaters are on a £1 meter and need to be funded by you. The meter is located by the exit from the dining room on the wall high up. It takes £1 or £2 coins. Please note that the meter is emptied frequently, however should it be full please do not try and force coins in. If this happens please see the contacts list and contact one of the committee members.

Note the Fan Heaters should not be required now that the central heating is installed and are only for backup in case it fails. **Also please note** that the circuit the plug socket, fan heaters and the drying room is of limited capacity so if you plug everything in and try to run the drying room and fan heaters at the same time the breaker will very likely trip and need resetting. This should not be an issue if you don't use the fan heaters!

The main fuse box is in the main bedroom above the bunks. If for any reason the breakers trip then you should be able to reset them on the main electricity board.

Gas

All the cooking and water heating is gas. The main shut off valve is located outside the building – a white box on the corner adjacent to the semi glazed fire door from the Dining Room. There is also a shut off valve on the tank top.

Cooker

The burners do not self light please use the gas lighters hanging up by the cooker and replace after use.

The oven has self ignitors turn on and press the oven control in and depress the ignitor button, hold the oven control on for 30 seconds. For the rings we have supplied gas lighters on hangers by the cooker that can be used, please don't try and use rolled up newspaper for safety reasons. Please replace them on the hangers after use.

Hot Water

The hot water is heated by a gas boiler on the wall above the sink. This provides all hot water to the sinks, toilets and showers and is heated on demand. **Please do not switch of the boiler.**

Heating

We have spent a significant amount of money in installing a new gas central heating system and the Mill should now always be nice and warm. The main thermostat is located on the wall running between the kitchen and the ladies toilet. The thermostat is set to come on and keep an ambient temperature at different times of the day and different days of the week. You cant change any of the base settings but you can override the temperature both up and down at leisure.

The main thermostat is located between the dining area and the ladies toilets, and a key to override the base target temperature is attached to it by a chain.

In order for the heating to work properly all the radiators need to be set to maximum on their individual radiator valves. If it is too hot feel free to turn them down, but ensure that on vacating the mill you reset them to maximum as per the picture below. Failing to do this stops the Mill being kept warm and allows the damp through the walls.



The current target temperature can be overridden easily either up or down by depressing the + or – button. Note that this only overrides the target temperature for that set time period, and this will be reset to the predefined temperature at the end of that time period.

The predefined time periods and base temperatures per day are as follows

Time Period	Base Temperature - Weekdays (Sun night to Friday afternoon)	Base Temperature - Weekends (Friday evening to Sunday afternoon)
7:00 – 10:30	12°C	17°C
10:30 – 16:30	12°C	15°C
16:30 – 22:30	12°C	17°C
22:30 – 07:00	12°C	12°C

In addition to the central heating there are a number of heaters throughout the Mill. Two fan heaters in the Dining room, one wall heater in the snug. These are powered through the £1 slot meter. There should however be no reason to use these heaters and if using them at the same time as the drying room and boiling kettles then you may well trip the breaker. See section on Electric to see how to do this.

Food

The fridge should be turned off when you arrive, the switch is above the fridge. Please turn it off when you leave and leave the doors open. **Any food stuffs remaining at the end of your stay should be taken away by you. Please do not leave food, it only encourages mice, which as I am sure you understand are difficult to control completely in a 300 year old building.**

Whilst staying at the Mill please do not leave food on the floor, please use the floor cupboards to store food.

There is enough catering equipment to cater for 34 people including cutlery, plates, bowls and mugs. There are large saucepans and catering equipment. We endeavour to ensure that this is all clean for your arrival but please can you make sure it is clean when you leave.

Rubbish

There are plenty of rubbish bins around the mill. Please ensure that they are all emptied on departure. There should be a supply of bin bags in the kitchen for you to use.

In addition to the main bin there is also a recycling bin for your use.

Please note that the bins are not emptied every week, so please keep rubbish to a minimum.

Internet & Phones

The mill has broadband which is free to use. The SSID is coetmormill, and the password is Coetmormill (note capital C). If there are issues with the broadband at all please let us know on the feedback report.

We do not have a land line at the Mill, however most people have a good mobile signal. If you are struggling for a signal it is better outside the building (the walls are several feet thick!)

Dining Room Layout

The tables should be stacked in the trolley under the stairs on your arrival and the benches neatly against the wall. Please can you return the tables to the trolley and stack the benches when leaving the mill. This really helps people clean up at the end of your stay.



Drying Room

The drying room is located in the basement. Inside the drying room there are two dehumidifiers, one is fixed permanently, controlled by a switch just inside the door, this one drains to the outside and should not need any attention at all. The other is free standing and is plugged into one of the waterproof plugs just inside the door. This dehumidifier needs emptying, there is a container at the bottom that pulls out. Water can be drained straight into the drain in the middle of the room. There is also a fan heater again the switch is by the door. All of the drying room runs off the £1 meter located by the ladies toilets.

Sleeping Arrangements

All the 4 bunk rooms have Alpine stile beds in them, two in the main room and 1 in each of the other. The bunks have closed cell mattresses on them, but are quite hard and thin. Most users tend to bring camping mats with them. No bed linen is provided.

Showers

There are two showers on the 1st floor. When having a shower it is recommended that you open the window to let out the steam, please ensure that this is closed before you leave. Make sure you have the shower curtain inside the tray before turning on the shower otherwise the floor will flood. Please use the mops provided to mop any water off the main floor after your shower. The hot water is instantly heated so should not run out, but it does take a few seconds to get hot so please be patient with them.

Cleaning

On leaving the Mill please leave in clean and tidy for the next users. The Mill is not manned although we do have someone come in and check each week. There are plenty of brooms, mops and a Hoover for you to use. Mops and brooms for the downstairs are stored in the ladies toilets. Brooms and a Hoover for the upstairs are located on the landing. There are also mops for the showers. Please replace the brooms and mops to the right place when you leave.

Please do not use any bleach as we are on a septic tank and bleach kills the process.

Reporting of Problems

The Mill is not attended by any of the trustees on a daily basis, however in an emergency or if you have issues accessing the Mill, we are lucky to have the help of the Farmer and his wife who live in the farmhouse back up the hill towards the A5 on the right hand side. Their names are Dafyd and

Linda and I am sure they will try and help out. They also have spare keys for the Mill if you are really stuck.

In case of other issues please contact one of the emergency contacts below.

Emergency Contacts

Joint Chairman – John Henson – Tel: 01279 507886, or 07736770736

Joint Chairman – Bruce McFarlane – Tel: 07901 915884

Trustee – Andrew Rice – Tel: 07966 671481

Booking Secretary – Pat Hall – Tel:

Secretary – Kim Henson – Tel: 07712 670587

Leaving Checklist

- 1. Drying Room empty and dehumidifier emptied**
- 2. All doors and windows closed**
- 3. Fridge and Freezer empty, turned off and doors left open**
- 4. All food removed**
- 5. All rubbish in bin outside or taken away**
- 6. Toilets cleaned**
- 7. Tables returned to trolley and benches stacked**
- 8. All rooms swept and vacuum cleaned**
- 9. All lights off**
- 10. Gate Shut**