

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

Report to EPC on a Committee Meeting held on 9th April 2019

Members noted with approval the fact that the Wesley project is on schedule for Contracts to be signed at the beginning of May. The various surveys have thrown up no problems. 4 of the 5 listed contractors have visited the site and Tenders will be with the Council's Quantity Surveyor on or before 11th April.

Meanwhile, the emerging possibilities resulting from the decision by Greene King to market the Tavern site as a whole were discussed. There was clear support for consideration of a scheme whereby, if the site can be secured for community use, it could produce considerable benefit for the Wesley and otherwise. Members suggest that this would include the regeneration of a currently rather run-down core village location offering shared facilities with the Wesley, particularly by way of play area and parking, together with the establishment of a Community Land Trust to generate affordable rented housing with nomination rights reserved to the village and with no implicit Right to Buy so that local people will have access in perpetuity. The retention of the pub would have advantages with regard to the activities at The Wesley with, again, the opportunity for shared car parking. The meeting agreed that EPC should be urged to pursue this opportunity as a matter of urgency.

There has been total co-operation from user groups at both venues towards accommodating all activities at Blackbourne over the Wesley refurbishment period beginning on 1st May. The container storage unit is sited and ready to take some Blackbourne kit so as to release storage space for the temporary needs of the Wesley user groups.

The storm-damaged Jubilee roof repairs have been delayed due to roofing sheet manufacturing problems but are now scheduled to begin in June.

The need to check the facilities after any and all football use continues, despite some improvement, and this will be reflected in the facilities fee for the coming year.

The Treasurer's Report takes us to the end of the financial year with turnovers of £54,538 & £8,198 for Blackbourne and Wesley respectively, an aggregated total of £62,736 which is a 28% uplift on the previous year. Members welcomed the EPC move to recruit more caretaking staff so as to keep pace with the ever-increasing workload.

As the grounds maintenance cycle resumes, the continuing hazard of dog fouling on the field was discussed in light of the recent change allowing dogs on leads which replaced the previous unenforceable rule of no dogs at all. Unless and until this nation-wide problem is dealt with by licensing there would seem to be no practical way forward beyond advertising the problem and hoping that there might be a gradual re-education of the minority of owners who allow this dangerous and unpleasant practice to continue.

Peter Edmonds
Secretary

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