

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

Report to EPC Meeting of 18th November 2019 on a meeting held on 22nd October

It was agreed that committee meetings should be pegged to Wesley site meetings to ensure up-to-date progress reports. The project is now some 3 weeks behind schedule following the discovery of a well on the footprint of the new foundations. The extra concrete and steelwork to accommodate this is in place and there is every chance of making good the lost time as the build progresses. The partition wall between the stage and the vestry was found to be load-bearing, a fact which could not be assessed prior to extensive demolition works. This is to be dealt with by the insertion of a flitch truss sitting on unobtrusive steel uprights. The three septic tanks into which it had been hoped rainwater run-off could be diverted are found to be inadequate and a new scheme is being developed involving permeable surfacing. Foul water is to be taken away by a new main sewer connection. The replacement of the pavements to the main approach into the hall will require a new sub-base but this will be within budget. The payment system for the proposed electric car charging facility has not yet been determined. The Meeting was reminded that the Amenities Association has pledged £50K towards the scheme and that this might be useful in addressing specific, 'add-ons' such as the car charging points. All of the above are in hand and the project remains within budget.

Greene King have recently accepted the Council's bid, on behalf of the community, of £805,000.00 for the purchase of their site at School Road. The vendors have acknowledged that the community involvement factor, conveyed to them by Jo Churchill MP and by certain individuals from the village, weighed in favour of acceptance against tough competition. The call for signatures of support has produced some 450+ to date with 8 voices in opposition during the formal consultation process. The appointment of solicitors is the first step towards a purchase aiming at completion in 8 weeks at which point the village, through the Council, will be the site owners. There is no formal plan as how to proceed beyond that key point as yet but the village will be given every opportunity to express its view. Meanwhile, all possibilities are open. It was confirmed that a Community Land Trust will be established which could buy further parcels of land so other projects could be undertaken in the future.

Funding has been identified for the £84K expansion scheme to increase storage and office space at the Chamberlayne Hall and improve the ventilation. EPC has given the project the green light. Councillors Roots and Schofield have yet to come up with firm plans for refurbishing the play area but funding is, again, identified by the Parish Clerk.

Treasurer, Mr Brooks, declared an income of £36,350.00 to date and a payment of £10,500.00 to the EPC, leaving some £60,000.00 in the bank and a projected income for the year of £63,700.00. It was suggested that these figures are reassuring as the loss of the Wesley space and the re-allocation to Blackbourne had seriously curtailed letting options at there but, such is the pressure of bookings, there continues to be a continuing rise in income.

The Chairman invited input towards the annual review of charges to be discussed in detail at the next meeting for ratification of any changes in December. He suggested that, from his reading of the booking pressures and from hirers' feedback, a 5% uplift on the 'commercial' bookings would be sustainable.

It was confirmed that Elmswell primary School is happy to produce a time capsule for burial at Wesley as part of an opening ceremony in April-May.

Peter Edmonds, Secretary

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

Peter Edmonds

Secretary, BMA