

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

Report to EPC Meeting of 16th December 2019

The Chairman informed the Meeting that the steelworks are almost complete and explained the layout with the aid of some slides. The necessary concrete pads and ring beam now bridge the void of the recently discovered disused and long-forgotten well along the line of the foundation footprint and the first brick courses are laid. The old septic tanks having been found to be inadequate as soakaway interceptor tanks, therefore a scheme of permeable surfacing will deal with storm water. Foul sewage is to be directed into the main sewer. The original pavements will be cleaned and re-used but on a proper sub-base. Specifications for the proposed electric car charging points are in hand and District Council Ward Members approached for funding this element.

Solicitors are now appointed towards drawing up and agreeing a Contract for the purchase of the Greene King site. The Government's Ministry of Housing, Communities and Local Government has had a full and detailed submission towards a decision as to whether or not to grant a Loan Sanction. The ultimate use of the site has yet to be decided and the village will be consulted towards deciding the way forward. The Council has moved towards the establishment of an Elmswell Community Land Trust with a view to taking further the well-supported aspiration for community led social housing on part of the site.

The Chamberlayne storage /office extension is to be advertised for Expressions of Interest from contractors once the drawings are fully specified. Funding from Mid Suffolk funded by developer contributions is sought. The scheme for play area refurbishment remains with the 2 Councillors involved, but the Meeting noted that the site has had no serious issues raised in the recent professional annual H&S survey.

Mr Brooks reported an income to November 19th of £40,667.44 suggesting projected annual turnover of £63,272 which is ahead of the predictions that there would be a drop in bookings due to the Wesley closure. Any such slow-down has been compensated for by greater interest on the part of outside hirers.

A general 5% across the board uplift was suggested as a basis for discussions on the annual review of letting fees and members were asked to consider the matter before the next meeting when a decision would be made. Among the various suggestions made was one to allow village organisations taking advantage of the concessionary £50 dance hire fee to keep any profit that they make.

The Chairman drew Members' attention to a recent occasion when there was an issue of enforcing a playing ban on the football pitches and practice areas due to bad weather. The Youth Football representative, Chris Smyth, agreed to check with the League whether a letter of confirmation from the BWMA would satisfy them and avoid a late cancellation fine.

Peter Edmonds, Secretary

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Secretary, BMA