

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

Report to EPC on a Committee Meeting held on 14th March 2019

The Elmswell Gardening Club has been added to the schedule of local clubs & societies invited to nominate a representative to the Association and their nominee, Catherine Reynolds, was welcomed. The Meeting noted positive feedback from the recent publication of full plans and details of the Wesley Project proposals in the Elmswell Newsletter. The project is on schedule with Tenders from 5 selected contractors due to be returned on or before 5th April towards an appointment before the end of that month. Meanwhile surveys have been undertaken on the existing drainage systems, on the chapel foundations, and on ground conditions. An asbestos survey is in hand and, so far, nothing has emerged to suggest that problems will arise to threaten progress. One of the nominated Tender bidders has visited the site and all 5 are acknowledged to be sound, local, experienced firms of repute, although a Performance Bond will form part of the final Contract against the possibility of default during the Contract period or into the Warranty period. The Council will be suggesting that their existing preferred contractors in certain areas be considered in the appointment of sub-contractors towards continuity of existing maintenance arrangements across both Wesley and Blackbourne facilities.

The Meeting accepted that the constraints of the site will allow only essential storage on the part of individual groups, notably the Carpet Bowls Club, the Baby & Toddler Group and the Companions. It was confirmed that the working date for the transfer of interim letting arrangements remains 1st May and that the build-time will be at least 8 months. More precise timings will emerge during the Tender process and the lead-time between signing and starting will be a factor in the contractor appointment. It was noted that the new lorry container storage unit is for long-term storage of seldom-used kit from Blackbourne allowing for the freeing-up of space for temporary storage during the Wesley down-time. The Baby & Toddler Group's clothes racks will not be returned to Wesley after their March sale and they will dispose of their tables & chairs.

It was noted that the Blackbourne Jubilee Hall roof repair job is put back to early April when the roofing sheets will be available.

Confirmation was noted of Locality Budget funding from Cllr Jane Storey towards a ceiling-mounted projector screen in the Olympic Room and towards certain professional fees related to the Wesley project.

>>>>>>>>>>

BLACKBOURNE & WESLEY MANAGEMENT ASSOCIATION

The Blackbourne, Elmswell IP30 9UH

Football use continues to pose caretaking problems and it was agreed that account should be taken of the expenses thus caused when undertaking the annual review of letting fees. All present agreed that the lack of attendance to Association meetings on the part of the football clubs' representatives was regrettable.

Locking of the car park gate remains an infrequent option with continued problems of antisocial behaviour on the part of youngsters in cars. The Police are co-operating towards the possibility of near neighbours being in a position to lock the gate when appropriate. It was noted that an electric supply to the Wesley gate is proposed in the current specification towards the possibility of an electric barrier being installed there to prevent problems of rogue parking in the future.

In light of current income to date of £50,533.25 & £7,633.90 for Blackbourne and Wesley respectively, the projected total income for the year is likely to be some £61,000 which compares with £48,874 for the previous year, an uplift of 23%. This has come from the much busier booking schedule and it is suggested that extra caretaking hours are needed to cope, particularly at weekends. The Chairman undertook to suggest this to the Council.

Other business included a communication suggesting that all hirings on the part of or on behalf of Registered Charities should be free of charge, a proposal that found no favour as being impractical, and the Meeting's agreement that another sign specifically requiring dogs to be on leads be added at the Blackbourne entrance to help staff enforce this ruling in the face of increased use by dog owners who frequently allow their dogs to run freely over the playing field areas with the clear risk of dangerous and unpleasant contamination of the grass where so many children play.

The Chairman reported on a telephone call from the Environmental Health Service at Mid Suffolk regarding a complaint they have had regarding Health and Safety at The Wesley. No details can be revealed to the Association under GDPR and the complainant has been advised to be in touch with the BWMA directly via the Parish Clerk.

Peter Edmonds

Secretary