

The River Thurne Tenants Association Committee Meeting
New Victoria Hall, Neatishead NR12 8AD
Tuesday 16th December 2025 at 10.30am

Present: D.Cornell, F.Brown, A.Wright, J.Williams, H.May, R.Pike

Apologies: K.Bacon, L.Haywood

In Attendance: Amanda Neal & Nick Mackmin (L2B), Anne Brown (PH22)

DC welcomed everyone to the meeting.

1. **Minutes** - 7th October 2025 approved and signed.
2. **Matters Arising** – largely dealt with in the rest of the Agenda.
3. **Correspondence** (items not dealt with elsewhere): A number of enquiries from new bungalow owners via Messenger, mainly regarding rubbish collection, transport of furniture etc.

4. **Treasurer's Report**

The balances are:

Community Account 1	£2,423.40
Community Account 2	£126.00
Business Savings Account	£3,604.69
<u>Total</u>	£6,154.09

DC thanked G&H for their continued sponsorship.

5. **RTTA AGM**

The AGM was inquorate, and so did not take place. This had never happened in the past. Those who remained had an interesting discussion.

DC expressed disappointment at the turnout and invited reflections. Nick Mackmin suggested reducing the quorum from the current level (20). However, DC said that could only be approved at a quorate AGM meeting and must be notified to the members prior to that AGM. It was suggested that the RTTA meeting might be held before the TBMC meeting. There was also a suggestion that the RTTA AGM might be held in the summer when more members are likely to be around. However, DC pointed to the fact that the take-up of recent social events had been poor.

It was generally agreed that the low turnout was a consequence of the fraught nature of the preceding TBMC AGM, and the fact that it didn't end until 12.30pm, by which time

attendees just wanted to get away. Therefore, it was agreed that we should go ahead as normal next year and make a decision after that.

6. Annual Lunch

All agreed that this was a very agreeable event, albeit there were reservations about the quality of the food. It was also agreed that future events should continue to be at lunchtime. DC expressed concern regarding the low turnout (24). AW suggested the event should be advertised via a separate mailshot in future years, as he felt the lunch invitation got lost in the lengthy newsletter.

7. Advertising for New Committee Members

Agreed: DC to reproduce her paper, summarizing the activities and inviting volunteers for new Committee members, and circulate it once again. The activities and successes were emailed via MailChimp to all members prior to 2025 RTTA AGM in October. DC suggested that perhaps all committee members could speak to someone that they knew about joining the Committee as a personal approach seemed to be more positive.

8. Planning Application Guidelines

AW suggested in the absence of a response from the EA, we should rely on the draft paper that we already have. We already have produced guidelines for certain planning issues.

9. Council Tax

DC reported back on the number of members who have benefited from the RTTA's help. However, there was still an issue with 3 members she knew of on the North bank (NNDC) who were being charged 200% Council Tax. NNDC continued to argue that as there wasn't a PLANNING restriction on residential use then they could charge 200%, even though TBMC bungalow owners had a non-residential lease covenant. RTTA would have to wait and see what Council Tax members in NNDC district would be charged in 2025/26. DC wondered if the 'discussion' this year would have proved counter-productive for some bungalow owners in the coming year, perhaps bungalows would be more highly scrutinized for usage and bungalow build age in 2025/26 decisions.

10. RTTA Website

DC, FB & Sharon Ayes have checked the Website thoroughly, and it is now up to date. RP confirmed that he has discussed his potential role with Sharon, as a second person with access to the Website.

11. RTTA Facebook Page

RP is now an administrator for the RTTA Facebook page. RP has tidied up the FB page and taken over looking at posts for suitability.

12. Lease Enfranchisement & Lease B Enfranchisement

The second tranche of freehold purchases appear to be going through now. It is not yet clear how many leaseholders have applied. The first tranche has acquired freehold of the bungalows but not of the strip of land from the flood wall to the soke dyke. This land is still leasehold.

13. TBMC AGM 2025 & Subsequent Developments

All agreed that the TBMC AGM was disastrous. The TBMC Chair tried hard to keep the peace between hostile factions, but she struggled at times. It was eventually agreed that it would not be possible to select a Board of Directors on that day. The attendees agreed that a committee of three shareholders would be asked to find a way forward.

However, all TBMC Directors (except Harry May) have subsequently resigned, which left HM to plan a way forward. He did so by inviting a number of former Directors to help put TBMC back on a firm footing.

14. Future of Louise & the Waste Collection Service

HM reported that the new TBMC Board confirmed the service provided using TBMC's waste collection boat Louise would continue for the foreseeable future.

15. S101A New Sewerage Main Application

Agreed: (carried forward) RTTA will contact Anglian Water in 2026 for any updates.

16. Old Bridge Inn Car Park

In light of KB's withdrawal and retirement, the responsibility for the Old Bridge Inn Car Park will revert to the owner Amanda Neal. RTTA will cease having any role in connection with this car park. NM confirmed his intention to make car parking spaces available for at least the next three years.

Agreed: DC will place an announcement on both the Website and the Facebook page confirming this change. DC would send the announcement to Amanda and Nick for agreement prior to publication. It was felt that this was urgent as no doubt members would soon get to hear about KB's retirement.

17. Flooding & Bungalow Sales

DC confirmed that a few bungalows have sold towards the end of the season. These were mainly at the more 'affordable' end of the market. One estate agent described sales as being 'challenging.'

There was some discussion regarding the new pumping stations. There was presently no funding to replace these pumping stations but in 2026 there should be sufficient funds

for pump replacement by the Water Management Alliance (a group of Internal Drainage Boards)

18. Undergrounding Electric Cables. NW Bank update

There is no sign of the follow-up work having started as yet.

Agreed: DC will follow this up.

19. Members Reports

HM stated that TBMC meetings would return to being face to face and not online and be at Neatishead NVH, unless otherwise notified.

20. Date of next meeting - TBA

Meeting closed at 12.35