

**The River Thurne Tenant's Association Committee Meeting**

**New Victoria Hall Neatishead NR12 8AD**

**9<sup>th</sup> December 2024 at 10.00am**

**Present:**

D. Cornell, A. Wright, F. Brown, K. Bacon, R. Pike (via phone), J. Williams, & L. Haywood (arr. 11.10 am)

**In Attendance:** C. Bowden (PH51), A. Brown (PH22)

DC welcomed everyone to the meeting.

1. APOLOGIES:

Roger Pike, Harry May

2. MINUTES

9<sup>th</sup> December 2024 approved and signed

3. MATTERS ARISING FROM MINUTES 9.12.24 (largely appear later in the Agenda)

4. CORRESPONDENCE

All correspondence of any consequence is covered under Agenda items.

5. TREASURER'S REPORT

Confirmed that DC & FB had met with JW following the previous meeting to clarify various items concerning the new Treasurer's role.

Community Account – £2,559.51

Community Account No.2 - £126.00

Business Premium Account - £3,568.24

Calendars made £93.35 profit

RTTA October Sunday Lunch made £11.00 profit

JW would like to clarify arrangements regarding the Old Bridge Inn car parking space. It would be helpful to have a clearer paper trail.

**Agreed:** DC and JW will go into Barclays to sort out arrangements following the change of Treasurer. DC will get the relevant mandate form.

4. MEETING REGARDING PLANNING APPLICATIONS

AW has made progress with EA and BA, and has arranged a meeting with the relevant officers on 12<sup>th</sup> March 2025 at Yare House. AW will compile a list of questions for the meeting as

Alasdair Hain Cole (EA) and circulate to DC and JW to check and add additional questions pre the meeting.

**Agreed:** AW will put together a list of relevant questions. AW, DC & JW will attend.

5. RTTA WEBSITE

DC contacted Keith Hobley to cancel the old Website. The new Website has been well received. Sharon Ayres has been reimbursed for her payment of domain name and web hosting for 3 years.

6. RTTA FACEBOOK PAGE

Page has been fairly quiet lately. One RTTA member complained on the Facebook page that it appeared to be DC 'advert' page and not for the general community. DC has spoken to that RTTA member. DC asked if the Committee members who used FB would like her to change posts. RTTA Committee were happy with the content of FB page.

7. LEASE ENFRANCHISEMENT – incl. B LEASE ENFRANCHISEMENT

RP approached EA to see where he stood in relation to the possible cost to a B Leaseholder acquiring the freehold. EA advised that it would be a matter for individual leaseholders, but the EA is not looking to sell Lease Bs at the moment. Subsequently, RP was asked whether he would head up a possible group of B Leaseholders to purchase their freehold. RP will not be doing that.

Paul Mc Donough had leafletted bungalow owners last winter to ascertain who would be interested in buying their B lease Freehold. DC would contact B leaseholders as a matter of interest to see who would want to purchase their freehold from the EA. Lease B's have the most to gain as their annual rent to EA can sometimes be around £2,000, depending on the length of their plot, and they have a 15% claw back to EA when selling their bungalows.

KB stated that he thought the freehold price demanded from B lease holders by the EA would be greater than that of A leases as EA had more annual income to lose than releasing A leaseholders.

KB also stated that due to a number of factors, including increased sea level rise, uncertainty of coastal defences being maintained and the possibility of 'managed retreat' or 'realignment' of the Norfolk Coast it would be unwise to put funds into purchasing freehold at the moment.

**Agreed:** DC to find out who among the B Leaseholders may be interested in freehold purchase.

8. TBMC SPECIAL GENERAL MEETING

There was a general discussion from those who attended the TBMC Special Resolution Meeting at the end of January. The feeling was that the actual Resolution was not fully discussed and a number of points had been introduced that were not relevant to the issue in question, i.e. the possibility that in the future a minority of freeholders may ultimately make decisions for the large majority of leaseholders who did not / or could not buy their lease. The committee felt discussion at the Special Resolution Meeting had been closed down too quickly. However, on

reflection, they also felt the issue was probably brought to the members too early for them to make an informed decision, as the conditions for the new freeholders had not yet been seen or agreed.

#### 9. S101A NEW SEWER MAIN APPLICATION

The S101A Appeal document had been circulated to all Committee members for discussion at this meeting. FB had waded through the dense document and picked out some interesting points.

In Para 581 the EA seem to accept that the fact the properties are leasehold has no relevance to the EA's considerations, and eventual decision regarding their deliberations over the proposed sewerage main.

Para 582 surprisingly states "*... the Environment Agency further notes ... there are no planning constraints equivalent to those in the relevant leases which would require the removal of the buildings on the properties at a set date or which would constrain their use.*"

This statement is not especially significant in terms of the S101A document. However, this is an official EA document, and it seems to accept that freehold purchase would allow permanent occupation.

That seems to contradict statements made elsewhere that the existing restrictive covenants would still apply to freeholds.

Statements in Para 599 seem to suggest that:

1. The EA accepts there are problems with the sewerage system on the North bank. Might that enable us to pressure Anglian Water to remedy the situation?
2. The EA accepts the new sewerage system on the South bank would require a fully serviceable access road.

Para 622 dismisses the idea that Louise is an acceptable solution in the long term (not surprisingly). On the other hand, the EA accepts in Para 625 that the current system does not present an increasing risk to the environment.

Para 626 is the most significant section, because it confirms the summary given by Max Manners at the RTTA AGM, i.e.

*"With regard to the duty referred to it under s101A(7)(c) and having taken all of the above considerations into account the Environment Agency determines that the Company should provide a public sewer to serve the relevant premises by no later than 31 March 2029."*

**Agreed:** JW to ask TBMC a question about tank emptying as she thought that at least one tank on the Martham Bank was 2.5 cubic metres whereas the majority were 1 cubic metre. It appeared that costs for both tanks emptying were the same. JW to write to TBMC.

#### 10. FLOODING/ BUNGALOW SALES – incl. NEW PUMPING STATIONS (DC)

Dc had spoken to two local estate agents re sale of riverside bungalows. The good news was there has not been so much flooding this year. There were fewer properties on the market than last year and approx. 11 properties have sold. Estate Agents report that the industry has had a

bit of a downturn since the end of the Covid pandemic. Sellers had to be more realistic with pricing their properties and buyers were taking longer to commit to a purchase. However, they expect the market to pick up in the Spring.

DC has written to the Water Management Alliance to ask whether the new more efficient pumping stations will make any difference to the level of water in the Thurne. Would this increase the risk of flooding to riverside businesses and bungalows? DC waiting for a response from WMA.

**Agreed:** DC to feedback to the next meeting

11. CAR PARKING

KB charging £300 pa at the Old Bridge Inn Car park. KB thinks the take-up will be less this year from bungalow owners.

The Bridge Car Park has been strimmed, and a replacement gate has been installed.

12. UNDERGROUNDING ELECTRIC CABLES. NW BANK update

Heather of Drakes says all bungalows are now connected to electricity via underground cables. However, the Pumping stations are not yet connected.

Heather says it is still not safe to remove the old electrical fixings as some could potentially still be live.

**Agreed:** DC to include reference to the safety issue in the Spring Newsletter.

13. SPEEDING BOATS

After the previous meeting RP agreed a letter with DC & FB regarding speeding boats, which will be sent to all relevant boatyards in April.

**Agreed:** DC will get the letters laminated and RP will deliver them in person – two to each boatyard.

14. GRASS CUTTING on the Martham bank, POTTER HEIGHAM TO MARTHAM BOATS

RP reported that along the Martham Bank the grass was cut along the whole length. There was an agreement between Martham boats to cut half of the length, and the RTTA lease holders to cut the rest.

**Agreed:** DC to include in the Spring Newsletter a reminder that leaseholders are responsible for cutting the grass and vegetation on the bank behind their bungalows.

15. DOG FOULING & ADDER SIGNS

**Agreed:** RP will get the relevant signs from Amazon, and we will put them up on all four riverbanks.

**Agreed:** LH to approach Great Yarmouth Council to find out the costs of installing dog waste bins, and then emptying them on a regular basis. DC to do the same with North Norfolk DC.

16. CALENDARS

**Agreed:** next year's calendar, 2026, will be an 'vintage photographs' version.

17. NAMES & ADDRESSES OF NEW OWNERS

DC has prepared a letter for the TBMC Managing Agent to include whenever a bungalow changes hands. She read this to those present, and it was approved. DC to send the letter to committee members so they could change any part if they so wished.

**Agreed:** DC to send the letter to TBMC's Managing Agent to be sent to A Lease owners

**Agreed:** DC to send the letter to the EA, asking that it be forwarded to B Lease owners.

18. LITTER PICK - MARCH/APRIL

DC has permission from NNDC to borrow litter picking equipment but has to fill in a form and return it to NNDC. DC to contact Potter council, local fishermen, Tony Gibbons, and BA to ask for helpers.

**Agreed:** DC will circulate the date far and wide – probably 29<sup>th</sup> March

19. SOCIAL EVENTS – incl. SPRING SOCIAL &/or BOAT/BUNGALOW JUMBLE

DC trying to organize a boat/bungalow jumble on – not ruling the idea out. No Spring social to be arranged as in previous years the interest has been poor and the event has had to be cancelled.

20. SPRING NEWSLETTER – ITEMS FOR INCLUSION

**Agreed:** DC will include a number of the items, as mentioned above. DC will then circulate the Newsletter to the committee who will check and add anything they feel is missing, information wise. Dc will the circulate the Newsletter via Mailchimp.

21. COUNCIL TAX

DC has confirmation from NNDC that the council tax position will not change for bungalows that were constructed before 1948. They will continue to benefit from a partial reduction in council tax. The Second Home Premium of 200% council tax will not be applied to bungalows on the North bank. DC has no definite decision from GYBC.

KB stated bungalows that are run as a business will get complete exemption

22. MEMBERS' REPORTS

KB reported that there will be a change of local authorities in 2 years' time. It is not yet entirely clear how the new arrangements will be structured. Council Tax may well change.

23. ANY OTHER BUSINESS None

#### 24. FUTURE MEETING

**Agreed:** provisionally, Monday 19<sup>th</sup> May 2025

**Agreed:** DC will check on the availability of the Victory Hall, Neatishead.