

The River Thurne Tenant's Association Committee Meeting
New Victoria Hall Neatishead NR12 8AD
25th July 2025 at 4.00pm

Present: D. Cornell, A. Wright, F. Brown, K. Bacon, L. Haywood, J. Williams, H. May

Apologies: R. Pike

In Attendance: A. Brown (PH22)

DC welcomed everyone to the meeting.

1.0 RTTA Minutes: DC signed minutes 30-4-25

2.0 Matters Arising all appearing later in the Agenda, except that KB reported Highs Mill pedestrian Gateway is open and unlocked, so it can be walked on

3.0 Treasurer's Report

3.1 RTTA Bank balances are as follows:

- Community account - £2,474.17
- Community account No.2 - £4626.00 (£4,500 to go out to car park owner)
- Business premium account - £3,592.76

There is still £6.99 to pay for dog poo signs

The bank mandate for JW to be added as a signatory has gone through today.

4.0 Meeting Regarding Planning Applications

4.1 BA Planner has sent a shopping list of 'dos and don'ts'.

We are still waiting for a summary from the EA.

Agreed: (c/f) AW & JW to develop a planning decision diagram, once we know more – it will then be brought back for comment/approval by this Committee.

5.0 Website – all looks okay – Sharon is doing a good job.

6.0 Face Book Page

6.1 TBMC Agent asked to be added to the Page – DC did so. The Agent also asked DC to remove Daniel Trett, but DC did not feel able to do so, as the Face Book Page is open to all users of good will. DC contacted Dan who saw no reason to remain on the FB Page as he was no longer Managing Agent. DC removed Dan.

6.2 DC has yet to write to commercial users of the Face Book page to ask them to consider contributing to RTTA funds.

7.0 Lease Enfranchisement

7.1 JW had written to TBMC raising several issues regarding lease enfranchisement. TBMC responded by saying they have been advised that there is no reason for them to get involved. (See Appendix)

7.2 FB raised a question at the TBMC meeting on 18-7-25 regarding the potential for compensation to TBMC in relation to reduction in value of the head lease, when/if a freehold sale goes through. The response from Mark Duffield (the chartered surveyor who negotiated the original Head Lease) was somewhat surprising.

“There is no compensation as the value of the head lease is nil. If there is a loss to TBMC it’s the loss of the £5 ground rent less the head lease rent of £1 so capitalised for the remaining period of 60 years giving a return of 9% as per the table of valuation the loss is £44 per plot.”

8.0 TBMC

8.1 DC reported felt the online TBMC meeting on 18-7-25 was unsatisfactory for several reasons.

8.2 FB reported he was late for the TBMC meeting, having undergone a minor operation that day. Consequently, he was refused entry.

8.3 Even though he is a Director of TBMC, HM reported that he was excluded from the meeting that followed the ‘public’ meeting.

Agreed: write to TBMC regarding HM’s position – we pen the letter and clear it with HM before

Agreed: RTTA should extend the hand of friendship by inviting the TBMC Agent &/or Directors to attend our next meeting.

Agreed: We should put together a list of bullet points about members’ concerns, and send them to DC to compile. These will then be sent to TBMC asking for a response. The bullet points and response/lack of response will then be circulated to all RTTA members well in advance of the TBMC AGM.

9.0 S101A Application

9.1 FB had written to Anglian Water to ask about their plans going forward. As of today, he had no response. (but see Note 1)

10.0 Bungalow Sales - There is some movement at last.

A couple of Bungalow sales are going through, but there are still 20+ on the market, many of which have been there a considerable time.

11.0 Car Parking

11.1 KB confirmed there is a slower take up of the scheme from bungalow owners this year. KB believed that Lathams were now charging £800 per annum for parking, whilst his Old Bridge Inn Site would cost only £300.

11.2 There was a lengthy discussion about the way the money is paid in and out for the old Bridge Inn Car Park - £7,500 comes in and goes out every year. It was decided to leave well alone until next year.

12.0 Underground Cabling

12.1 Some overhead cables are still in place – no further progress.

Agreed: FB to follow this up with the original contractor Drakes

13.0 Speeding Boats

13.1 RP has passed the relevant email address to DC so that she can circulate advice regarding how members can contact River Control if they see a speeding boat. It would be helpful if they could provide a photo, the boat number, and the location.

14.0 Dog Fouling and Adder Signs

14.1 RP has provided signs for FB to put up on the Northwest Riverbank.

14.2 LH has received dog poo signs from Great Yarmouth Council. GYC says the cost of installing dog waste bins and then emptying them on a regular basis is prohibitive. DC received the same response from NNDC.

15.0 Names & Addresses of New Owners

15.1 DC sent an appropriate form to the TBMC Managing Agent, asking that it be forwarded to new owners, so that we have an up-to-date address list. re. list of new bungalow and mooring plot owners, so that RTTA's database can be kept up to date. DC has yet to send a similar letter to the EA, asking that it be forwarded to B Lease owners

16.0 Council Tax

16.1 Some bungalow owners on NNDC bank are being rated as second homes and charged 200% - so far, we are aware of **10** such properties. There are probably more. DC has worked with the owners. She approached the local councillor and the MP. She has contacted Sean Knight of NNDC to try to get these charges removed and replaced with the discount being offered elsewhere. A recent slightly ambiguous response from NNDC suggests she may be having some success. It remains to be seen.

18.0 Members Reports

17.1 KB reported that the Chief Executive of Broads Authority is retiring.

17.2 KB reflected on a session of the Broads Society, which included a visit to The Holt and Eel Set located in Candle Dyke.

19.0 Date of Next Meeting – TBA in September

Note 1:

On returning home, FB found the following response:

“Unfortunately, Anglian Water has had a huge increase in projects that have regulatory obligation dates in 2026 and 2027. So, both internally and with our Design Partners, we have had to concentrate on these projects first. Any projects that are planned for later in our AMP period – will be worked on in year priority order. This includes the S101a Programme – which all have applied dates of 2029 and 2030.

I hope this clarifies our current dilemma.

S101a Team.”

Appendix 1: Correspondence between JW and TBMC re. freehold purchases

30th May 2025.

To: The Directors TBMC Ltd

Dear Sirs,

Reference: Freehold purchase of 13 River Thurne plots

After much research, many conversations with bungalow owners, shareholders and prospective and actual freehold applicants along the river bank I would like to put the following questions regarding the freehold purchase of plots to the Board.

1. Regarding the value of each plot, has this been assessed by the Environment Agency on the basis of vacant possession?
2. Linked to the above, is the Environment Agency negotiating the freehold of the 13 plots with vacant possession or with the remaining 60 years of Headlease still in place?
3. If the basis is vacant possession, has the Environment Agency asked TBMC Ltd to surrender its lease on the plots in question, if so, is the Environment Agency intending to pay TBMC Ltd for this surrender as vacant possession would involve raised values of plots.
4. If TBMC Ltd is asked to surrender the lease on the 13 plots, negotiate and agree to any payment, I am extremely concerned that the majority of Board Directors are freehold applicants and therefore have a pecuniary interest in the whole process. As such this would appear to be a definite conflict of interest, therefore, shouldn't the whole matter of the surrender of the Headlease and compensation from the Environment Agency be a decision made by all TBMC shareholders at a General Meeting?

I would appreciate a prompt reply to my questions as I am sure that the first freehold purchases are nearing completion.

Yours faithfully,
Jane Williams
M50

From: Lesley Whi <lw.tbmc@gmail.com>
Sent: 04 June 2025 11:24
To: Jane Williams <penrhiwgarn@hotmail.com>
Subject: River Thurne Freehold Purchases

Hi Jane

Please find the response from the board to your enquiry in blue below:

Dear Jane

Thank you for your interest.

As you may be aware, the company has spent many hours of discussion on this matter at consecutive AGM's.

The plain facts in the matter are that TBMCL have no say in the freehold transactions. They are a matter for the EA and the individual bungalow owners. We are told and advised we are bystanders. TBMCL are not signatories to any documents.

TBMCL have a duty to all shareholders to give value for money, and given the company is powerless to stop the transactions, any further company time spent on the issue is not value for money.

Given the respective rights of the two parties involved and assuming conflict of interest is measured in financial advantage, it is difficult to recognise the conflict you suggest with the current directors.

Best wishes

Tricia Duffield

Tricia Duffield
Chair

