

The River Thurne Tenants Association Committee Meeting
New Victoria Hall, Neatishead NR12 8AD
Tuesday 7th October 2025 at 10.30am

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

Apologies: L.Haywood

In Attendance: D.Sanford

DC welcomed everyone to the meeting.

1. Minutes - 25th July 2025 approved and signed.

2. Matters Arising – largely dealt with in the rest of the Agenda.

3. Correspondence (items not dealt with elsewhere):

DC has been approached regarding a boundary issue. DC met with the owner of the land in question and provided her with a copy of the 1997 Anglian Water map, and also the original surveyor's exact measurement of the plot width. However, this is an issue for TBMC to sort out. Apparently, TBMC advised the owner to go back to their solicitor.

4. Treasurer's Report

The balances are:

Community Account 1	£2,474.17
Community Account 2	£126.00
Business Savings Account	£3,592.76
<u>Total</u>	£6,192.93

There is a cheque to write to Roger Pike for £6.50.

Also, a cheque to write for the hire of the hall for £11.00.

5. Upcoming RTTA AGM

Debra, who is selling calendars in support of Thurne Mill, has been invited along to the AGM, as we shall not be producing a calendar this year.

DC to start the AGM with a big promo of RTTA activities and achievements in recent years.

DC to stress that RTTA represents all those on the riverbank, including the B Lease tenants – something TBMC is constitutionally unable to do.

DC to stress that we need new people on the Committee.

There was a discussion about the impact of the change of venue to Martham, and the introduction of Teams. It is unclear what impact this will have on numbers.

6. Annual Lunch

DC has booked the Sunday lunch for 26th October at the Thurne Lion – details in her Newsletter.

7. Advertising for New Committee Members

Agreed: DC to produce a Mail Chimp summarizing the activities and inviting volunteers for new Committee members.

8. Planning Application Guidelines

Agreed: AW will chase up the EA

9. Council Tax

We have managed to get around three quarters of those impacted back to some sort of normality. A number of members have now heard from NNDC, and have had their Council Tax reviewed. Some have had the 200% reduced, and some have received a discretionary discount, meaning that they are due a refund. As far as we know there is still a small number still being asked to pay 200%. This appears, according to NNDC, to be a planning issue. One member has approached the Broads Authority to ask for a planning restriction to be applied to her bungalow re. permanent residency.

Agreed: DC will find out how many people have benefited.

10. RTTA Website

Agreed: FB & DC to check Website

DS suggested it would be a good idea to have more than one person able to access the Website. Roger volunteered.

11. RTTA Face Book Page

Nicky wishes to step down from her role as RTTA Face Book administrator. The Committee thanks Nicky for setting up and monitoring the Face Book page since its inception.

RP will step up as an administrator for the RTTA Face Book page.

12. Lease Enfranchisement & Lease B Enfranchisement

The first tranche of freehold purchases has gone through.

DS suggested a possible explanation of the fact that the new freeholders are also stating that they are leaseholders. Freehold owners still own a small part of the land on a leasehold basis.

13. TBMC Meeting 4-10-25

RTTA Chairman and Secretary attended the meeting via Teams. Previously, the Secretary had emailed 20 questions to TBMC. Their immediate response was to say that they would only answer questions from individual shareholders, and not the RTTA.

Subsequently, three RTTA Committee members posed a number of these questions, as individual shareholders. Some of those questions were addressed during the TBMC Shareholders Forum at the beginning of the meeting.

The RTTA Secretary asked a further question regarding the fact that TBMC had refused to recognize the legitimacy of RTTA's authority in asking questions on their members' behalf. Max Manners then delivered a torrent of personal abuse directly aimed at the RTTA Secretary. Therefore, FB decided to leave the meeting, rather than engage with such aggressive behaviour. DC continued to attend.

FB has subsequently received an 'unreserved apology from Max Manners.

14. S101A New Sewerage Main Application

There was extensive discussion re. the implications of the S101A outcome. Our latest information from Anglian Water is that they have accepted the March 2029 completion date but have not started any planning as yet.

Agreed: RTTA will contact Anglian Water in 2026 for any updates.

15. Future of Louise & the Waste Collection Service

RTTA applauds the fact that TBMC is planning ahead, but there are serious concerns about the proposals in their 'Discussion Document'. JW was concerned that the document appeared to be based on conjecture rather than facts. JW was concerned that connections would need to run under the flood wall, and she wondered why Max Manners was suggesting that freeholders would have their Pot on the bungalow side of the adjacent path.

We expect a lot of questions to be asked at the TBMC AGM.

16. Flooding & Bungalow Sales

DC has contacted by email those owners whose property is on the market. DC reported that most sellers have reduced their asking price. Some have been on the market for over a year. Some sales have gone through, but they are largely at the lower end of the market. Properties for sale in Hoveton and Wroxham appear to be experiencing similar difficulties. JW suggested prospective purchasers are concerned about tax and stamp duty.

17. Undergrounding Electric Cables. NW Bank update

HM has received a letter from Fisher German LLP (11-8-25), who appear to have taken over responsibility for removing overhead cables on the north bank. These works

should have started in late September and would require access for an excavator. However, there is no sign of the work having started as yet.

18. Dog Fouling & Adder Signs

All signs are now up along both banks.

19. Members Reports

HM raised issue of dredging of Upper Thurne – HM is concerned that this will cause river levels to rise. JW said it's currently not possible to get up to Somerton, so this dredging is definitely necessary.

KB mentioned meeting of the Broads Society tomorrow night at Bridge Stones Restaurant.

20. Date of next meeting - TBA

Meeting closed at 12.55