The River Thurne Tenants Association Spring Newsletter 2025.

For new members and those who have yet to sort out who we are:

The River Thurne Tenants Association (RTTA) was formed in 1948 to protect the interests of the people who lease bungalows and plots along the River Thurne.

The RTTA fought for the bungalows to be retained in 1983/84, when their demolition was planned by the forerunner of the Broads Authority. It was a long campaign for the RTTA and resulted in the 99-year lease we have now. Prior to this, leases were from 1 to 14 years. Thurne Bungalows Management Company (TBMC) was formed by the RTTA to manage the 99-year lease and administer the lease and underleases that were granted from it. Many of the first directors were from the RTTA committee.

We are not TBMC. The role of TBMC is to manage the leases, police the covenants, manage the annual budget and provide a rubbish wet and dry collection service. All such issues should be referred to the TBMC managing agent (presently Dan Trett TBMC@trettphillipsresidential.co.uk).

The RTTA is here to help with any other issues as and when they arrive – planning issues, liaison with local councils, disposing of items, social events, events in the area, where to find trades people, insurance, general advice, etc. Some people on our committee have spent their whole lives on the Thurne, as business people or bungalow owners. We have a significant body of knowledge, experience and expertise, and are members of other broads interest groups.

We always welcome new committee members who love this area as we do.

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Enough of water levels and onwards to other important things

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When you buy your mooring or bungalow you automatically become members of the RTTA. Membership is free to all. The RTTA tries to keep everyone updated with what goes on along the Thurne riverbank. As far as we can establish the RTTA was established in 1948, making this our 77th year. Fingers crossed for a great year.

2024/25 Committee: The committee has representatives from each of the four riverbanks. If you have an issue that you want advice or guidance with, we will do our best to help you. The 8 members this year are Chairman, Di Cornell (PH64), Hon. Secretary Fraser Brown (PH22), Hon Treasurer Jane Williams (M50), Keith Bacon (Riverside Holidays Ltd), Lesley Hayward (R80), Harry May (PH33 and Maycraft), Roger Pike (M15), and Alan Wright (M48B). We have four RTTA Committee vacancies, so we welcome anyone wishing to join our merry band. We understand how difficult it is to find volunteers but being an RTTA committee member really isn't hard. There is no interview, and we only meet 4 times a year, so it's hardly demanding. If you want to join us or just come along and see what we do, please contact us. The Chairman can be contacted on dicornell13@gmail.com. RTTA members are welcome at our committee meetings at Neatishead New Victory Hall to observe and hear what is being discussed.

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Old Bridge Inn Car Parking: This car park will again be available for seasonal or weekly parking as in previous years. RTTA will be leasing the park for the coming season. If you would like a space or further information, please contact Keith Bacon (Riverside Holidays Ltd) as soon as you can to reserve a space. The seasonal rent is £300 per car. Keith is also able to negotiate monthly/weekly rental. Weekly: between £10 to £35, depending on the time of year. Please contact Keith on 01692 580496/ mob 07833 446962, or email at: keithbacon@broadland.net. Lathams are now charging £700 per annum for parking. The car park by The Nippy Chippy is presently at £365 per annum.

At present the RTTA still has use of the Old Bridge Inn Car Park and hopes to have this site for a couple of years yet. The owners are hoping to get planning permission on this site in the future, but not yet!

Thurne Bungalows for Sale: The good news is that some bungalows have changed hands in 2024, so we have some new members. It is always sad to see old friends leave the riverbank, either due to family circumstances, health reasons or deaths in families. The RTTA would like to send condolences to anyone who has been bereaved this year.

Your chairman doesn't have anyone on 'the list' seeking a bungalow. Last year, end-March, we had 8 properties on the market and a boatshed. During 2024 this rose to 25 properties. According to our local estate agents ten bungalows sold in 2025 and at present we have sixteen up for sale, including two in Herbert Woods Yard development. Most of these bungalows are A lease with just 3 B leases on the market. Estate agents are still advising that you should set a realistic price for your property and be prepared to be flexible with prices. The Covid prices realised during 2000 and 2001 may no longer be achievable.

It will be interesting to see what being a Freehold Bungalow means when it comes to valuation. As we are led to believe that the covenants (conditions imposed) for Freehold properties will be similar to Leaseholds, the estate agents that RTTA have contacted see very little reason for price increases. Watch this space

Enfranchisement: The EA has informed RTTA that there are now 13 leaseholders progressing with the purchase of their bungalows. The EA do not recognise that the Leaseholders have the automatic right to buy their bungalows, so this process is not progressing as a result of the new Leasehold Reform Act but as a negotiation between the EA and the leaseholders.

B Leases purchase of their Freehold. The owner of Orchard View on the Martham Bank leafleted a number of bungalows during last winter with this idea and had some expressions of interest. Paul, the owner, feels that he is no longer in the position to push ahead with this but is happy for someone else to take the lead.

Dredging dykes and Quayheading:

Here is an updated list of those contractors willing and able to work along the River Thurne:

Daniel Roe DRE (Marine and Civils)

danielroeengineering@gmail.com 07717 672 150

G&H Services 01493 384 093 or 01692 671, mobiles 07979 967 593 or 07795 564 896 <u>info@gandhpiling.co.uk</u>

Paul Wade. AJS Riverside Maintenance 07471 760258

wade.ajsriverside.maintentance@outlook.co

Adder warning: There were incidents in 2024 of adders sunbathing and generally enjoying themselves along the Thurne riverbanks. We had an RTTA member's dog bitten a few years ago which subsequently sadly died. Please be careful when walking your dog (or child) along the riverbanks. Be aware that adders can be out and about in the summer sun. The RTTA has purchased Adder Warning Notices and will be placing them along all four banks in the Spring, just to remind visitors and members to be vigilant.

Recycling on the Thurne: The RTTA encourages all bungalow owners, guests, and hirers to recycle as much as possible. Some bungalow owners who let their properties already provide a separate bin inside for card, paper, bottles and cans. Perhaps other RTTA members could do that. These can then be taken to the nearest recycling point at the end of the holiday period. Bottles can be recycled at The Falgate, Potter Heigham and Repps Village Hall. Paper, card and clothes can be recycled at Potter Heigham Recreation Ground close to the village hall. A clothing bank can be found by Lathams, or Potter Heigham Post Office. At Martham Co-op bottles, paper, clothing and shoes can be recycled. Catfield Village Hall also has clothing, bottle and paper banks. Other sites can be found on the RTTA website http://www.rtta.me.uk under Recycling. Please take your recycling items to a nearby site.

A reminder that you will now have to book your space at Norfolk Recycling Centres. See Norfolk Recycling Centre bookings - Norfolk County Council

Amnesty days. For anyone who has hazardous waste which can't be left for RDS or taken to Recycling centres at normal times, there are two days when you can visit Caister to leave your waste. <u>Household</u> hazardous waste days - Norfolk County Council

Rubbish Collection by Louise: This winter has been much easier for Phil and James of RDS. Louise has managed to collect both wet and dry waste with no days missed this winter (as far as we are aware). Here is a reminder to all and especially to new members, who may not know the details of our collections. Once collected by RDS our rubbish from both sides of the river is collected and transported away by a NNDC contracted Waste Collection Service. The rubbish placed in the black bags should be domestic rubbish only. NOT building refuse or PAINT or Hazardous waste please.

Please make sure that all your weekly rubbish is placed in the black bin liners provided by RDS and are tied before collection (presently on a Thursday). Rubbish should not just be placed in your rubbish bin without being placed in a black liner. More updates on Collections by Louise can be found on the TBMC Website at: https://tbmcltd.org/newsletter/ and you can also find out about this issue on River Thurne Tenant's Association. When ordering pump-out please contact the TBMC Managing Agent, Dan Trett, on tbmc@trettphillipsresidential.co.uk.

If you wish to have personal items of furniture, electrical goods etc disposed of then Phil of RDS has a waste collectors' licence and can pick up your waste for an agreed fee. You can contact Phil on 07780 356 315. You can also use this number when ordering emergency pump outs which Phil will do for the stated fee (see TBMC Website).

Broadland Futures Initiatives: The Environment Agency has set up an initiative to look at managing coastal and inland flooding. This will involve any organisation responsible for managing flooding. The main

aim of the initiative is to agree a framework for future flood risk management. One area being considered includes the Thurne Valley. More can be found online at <u>Broadland Futures Initiative (broads-authority.gov.uk)</u>. Please take time to look carefully at this, as any decisions made will affect our riverbank properties. Newsletters and Minutes of meetings can be found using that link.

Contacting the Broads Authority / Broads Beat: PC Paul Bassham, Broads Beat, Norfolk Constabulary. Ring 101 ext. 1235 or 1236 or email broadsbeat@norfolk.pnn.police.uk - or contact Peter. Davison@norfolk.pnn.police.uk (North Walsham). To contact the Broads Rangers to report an incident, you can phone Broads Control on 01603 756056, VHF channel 12 or email: Broads.control@broads-authority.gov.uk.

The Broads Society: Some RTTA Members are already committed to helping the Broads as members of the Broads Society. Since 1956 this is the only organisation dedicated to the protection of all aspects of the Norfolk and Suffolk Broads. Members receive a quarterly 48-page magazine filled with articles, pictures, news and updates about the Broads. As a member you can join the Broadsword team helping maintain the riverbank landscape too. Individual membership is £20. Please consider joining. See the Broads Society website: https://www.broads-society.org/. This year there have also been a number of very interesting evening suppers and discussions taking place close to us all. These were at Bridgestones Restaurant, Potter Heigham and it was great that so many RTTA members attended these evenings. Here's hoping that this winter there will be similar suppers.

Website Potter Heigham Parish Council: The Parish Council's website is informative, and minutes of meetings, local news and initiatives, etc., are posted there. You can find it on: https://potterheighamparishcouncil.norfolkparishes.gov.uk.

Repps Parish Council. Information can be found here Repps with Bastwick Parish Council | Serving our Community in Norfolk (norfolkparishes.gov.uk)

Martham Parish Council Information can be found here. https://marthampc.org.uk

Martham also has a history group - **Martham Local History Group.** This is a very interesting website with all sorts of interesting information and photos about Martham. find it on https://www.marthamhistorygroup.com

RTTA Website: Information about RTTA meetings, traders, emergency information, maps, updates, etc, can be found on <u>Protecting interests of river Thurne property owners since 1948 | River Thurne Tenant's Association</u>. If any member has any other 'Trusted' Traders you would like to recommend, please contact the Chairman who will liaise with the Webmaster to add them to our list.

RTTA Facebook Page: This continues to be a fast, efficient way of sending information or when posting queries. Not everyone wants to use social media, but it remains a quick and effective way of contacting others, selling surplus items and posting information. Please make sure posts are relevant to the River Thurne and its members. Personal posts on family visits, folks' holidays, houses, and such like should be saved for owners own Facebook pages. Please keep this Private site relevant. Thanks.

Norfolk Boat Jumble 2025: This takes place at the Norfolk Showground (NR5 0TT) on Sunday 6th April. It's the 31st Anniversary of The Norfolk Boat Jumble. The event runs from 10am to <u>3.pm</u> and there is always a large crowd of eager buyers and sellers. There are always bargains to be found. You can also sell any surplus boats or boating jumble. Admission is £5. Established in 1994, it provides an opportunity

for the public to access exhibitors selling marine goods. The event features a good mix of professional trade stands and car booters offering a wide variety of boats and equipment. From small craft to fenders, outboard engines, ropes, marine salvage, seating, nets, oars, paints, glues, and everything in between, you'll find a treasure trove of nautical items. Whether you're a seasoned boater or just curious, it's a great place to explore and grab a bargain. For info see Norfolk Showground & Events Centre

Or https://www.rotaevents.co.uk/event/norfolk-boat-jumble-2/

The Museum of the Broads, Poors Staithe, Stalham, NR12 9DA: For those of you who are new to the Riverbank, or even older members, it's worthwhile looking to see what is happening at the Museum. You can check out their website https://www.museumofthebroads.org.uk. There is an exhibition of the Paintings of Phillipa Miller, Broadland artist and also a display on Peat!! The Museum also runs a Boat Jumble, date to be decided. Contact the Museum if you wish to have a stall. Phone: 01692 581681

Email: info@museumofthebroads.org.uk

The RTTA would like to thank all businesses who regularly sponsor this newsletter or our website. These include Riverside Holidays, Maycraft Private Owners, G & H Riverside Contractors and Martin of EWS.

The RTTA Committee wish all members a happy and healthy 2025, and we all hope you get out on the River Thurne once again in the near future and enjoy your property.

PLEASE MAKE SURE WE HAVE YOUR CORRECT CONTACT DETAILS. If in doubt, please email them to your chairman on dicornell13@gmail.com.

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Litter Pick 2025 Saturday 5th **April:** The date set for this year's litter pick is Saturday 5th April. We start at 10am from the old Bridge Inn Car Park and welcome anyone who would like to join us again, even if only for half an hour. All equipment is provided but not Hi Viz vests, so if you have one, please bring it along. Easter is later this year, almost as late as it can be, so the litter pick will be later so that we can make Potter Bridge area ,footpaths and car parks clean and tidy for the new season.

RTTA Spring Social. 2024: There will be no Spring Social in 2025. In 2022 and 2023 the RTTA tried to organise Spring Socials but due to the small numbers wishing to participate the RTTA has decided not to organise anything this year. This doesn't preclude any other member wanting to find a venue and advertise a get together. If anyone would like to suggest a venue and event please contact us.

Old Bridge Inn Car Parking: This car park will again be available for seasonal or weekly parking as in previous years. RTTA will be leasing the park for the coming season. If you would like a space or further information, please contact Keith Bacon (Riverside Holidays Ltd) as soon as you can to reserve a space. The seasonal rent is £300 per car. Keith is also able to negotiate monthly/weekly rental. Weekly: between £10 to £35, depending on the time of year. Please contact Keith on 01692 580496/ mob 07833 446962, or email at: keithbacon@broadland.net. Lathams are now charging £700 per annum for parking. The car park by The Nippy Chippy is presently at £365 per annum.

At present the RTTA still has use of the Old Bridge Inn Car Park and hopes to have this site for a couple of years yet. The owners are hoping to get planning permission on this site in the future, but not yet!

Thurne Bungalows for Sale: The good news is that some bungalows have changed hands in 2024, so we have some new members. It is always sad to see old friends leave the riverbank, either due to family

circumstances, health reasons or deaths in families. The RTTA would like to send condolences to anyone who has been bereaved this year.

Your chairman doesn't have anyone on 'the list' seeking a bungalow. Last year, end-March, we had 8 properties on the market and a boatshed. During 2024 this rose to 25 properties. According to our local estate agents ten bungalows sold in 2025 and at present we have sixteen up for sale, including two in Herbert Woods Yard development. Most of these bungalows are A lease with just 3 B leases on the market. Estate agents are still advising that you should set a realistic price for your property and be prepared to be flexible with prices. The Covid prices realised during 2000 and 2001 may no longer be achievable.

It will be interesting to see what being a Freehold Bungalow means when it comes to valuation. As we are led to believe that the covenants (conditions imposed) for Freehold properties will be similar to Leaseholds, the estate agents that RTTA have contacted see very little reason for price increases. Watch this space

Enfranchisement: The EA has informed RTTA that there are now 13 leaseholders progressing with the purchase of their bungalows. The EA do not recognise that the Leaseholders have the automatic right to buy their bungalows, so this process is not progressing as a result of the new Leasehold Reform Act but as a negotiation between the EA and the leaseholders.

B Leases purchase of their Freehold. The owner of Orchard View on the Martham Bank leafleted a number of bungalows during last winter with this idea and had some expressions of interest. Paul, the owner, feels that he is no longer in the position to push ahead with this but is happy for someone else to take the lead. Please contact dicornell13@gmail.com for more information.

Dredging dykes and Quayheading:

Here is an updated list of those contractors willing and able to work along the River Thurne: Daniel Roe DRE (Marine and Civils)

danielroeengineering@gmail.com 07717 672 150

G&H Services 01493 384 093 or 01692 671, mobiles 07979 967 593 or 07795 564 896

info@gandhpiling.co.uk

Paul Wade. AJS Riverside Maintenance 07471 760258

wade.ajsriverside.maintentance@outlook.co

Adder warning: There were incidents in 2024 of adders sunbathing and generally enjoying themselves along the Thurne riverbanks. We had an RTTA member's dog bitten a few years ago which subsequently sadly died. Please be careful when walking your dog (or child) along the riverbanks. Be aware that adders can be out and about in the summer sun. The RTTA has purchased Adder Warning Notices and will be placing them along all four banks in the Spring, just to remind visitors and members to be vigilant.

Recycling on the Thurne: The RTTA encourages all bungalow owners, guests, and hirers to recycle as much as possible. Some bungalow owners who let their properties already provide a separate bin inside for card, paper, bottles and cans. Perhaps other RTTA members could do that. These can then be taken to the nearest recycling point at the end of the holiday period. Bottles can be recycled at The Falgate, Potter Heigham and Repps Village Hall. Paper, card and clothes can be recycled at Potter Heigham Recreation Ground close to the village hall. A clothing bank can be found by Lathams, or Potter Heigham Post Office. At Martham Co-op bottles, paper, clothing and shoes can be recycled. Catfield Village Hall

also has clothing, bottle and paper banks. Other sites can be found on the RTTA website http://www.rtta.me.uk under Recycling. Please take your recycling items to a nearby site.

A reminder that you will now have to book your space at Norfolk Recycling Centres. See Norfolk Recycling Centre bookings - Norfolk County Council

Amnesty days. For anyone who has hazardous waste which can't be left for RDS or taken to Recycling centres at normal times, there are two days when you can visit Caister to leave your waste. <u>Household</u> hazardous waste days - Norfolk County Council

Rubbish Collection by Louise: This winter has been much easier for Phil and James of RDS. Louise has managed to collect both wet and dry waste with no days missed this winter (as far as we are aware). Here is a reminder to all and especially to new members, who may not know the details of our collections. Once collected by RDS our rubbish from both sides of the river is collected and transported away by a NNDC contracted Waste Collection Service. The rubbish placed in the black bags should be domestic rubbish only. NOT building refuse or PAINT or Hazardous waste please.

Please make sure that all your weekly rubbish is placed in the black bin liners provided by RDS and are tied before collection (presently on a Thursday). Rubbish should not just be placed in your rubbish bin without being placed in a black liner. More updates on Collections by Louise can be found on the TBMC Website at: https://tbmcltd.org/newsletter/ and you can also find out about this issue on River Thurne Tenant's Association. When ordering pump-out please contact the TBMC Managing Agent, Dan Trett, on tbmc@trettphillipsresidential.co.uk.

If you wish to have personal items of furniture, electrical goods etc disposed of then Phil of RDS has a waste collectors' licence and can pick up your waste for an agreed fee. You can contact Phil on 07780 356 315. You can also use this number when ordering emergency pump outs which Phil will do for the stated fee (see TBMC Website).

Broadland Futures Initiatives: The Environment Agency has set up an initiative to look at managing coastal and inland flooding. This will involve any organisation responsible for managing flooding. The main aim of the initiative is to agree a framework for future flood risk management. One area being considered includes the Thurne Valley. More can be found online at <u>Broadland Futures Initiative (broads-authority.gov.uk)</u>. Please take time to look carefully at this, as any decisions made will affect our riverbank properties. Newsletters and Minutes of meetings can be found using that link.

Contacting the Broads Authority / Broads Beat: PC Paul Bassham, Broads Beat, Norfolk Constabulary. Ring 101 ext. 1235 or 1236 or email broadsbeat@norfolk.pnn.police.uk - or contact Peter. Davison@norfolk.pnn.police.uk (North Walsham). To contact the Broads Rangers to report an incident, you can phone Broads Control on 01603 756056, VHF channel 12 or email: Broads.control@broads-authority.gov.uk.

The Broads Society: Some RTTA Members are already committed to helping the Broads as members of the Broads Society. Since 1956 this is the only organisation dedicated to the protection of all aspects of the Norfolk and Suffolk Broads. Members receive a quarterly 48-page magazine filled with articles, pictures, news and updates about the Broads. As a member you can join the Broadsword team helping maintain the riverbank landscape too. Individual membership is £20. Please consider joining. See the Broads Society website: https://www.broads-society.org/. This year there have also been a number of very interesting evening suppers and discussions taking place close to us all. These were at Bridgestones

Restaurant, Potter Heigham and it was great that so many RTTA members attended these evenings. Here's hoping that this winter there will be similar suppers.

Website Potter Heigham Parish Council: The Parish Council's website is informative, and minutes of meetings, local news and initiatives, etc., are posted there. You can find it on: https://potterheighamparishcouncil.norfolkparishes.gov.uk.

Repps Parish Council. Information can be found here Repps with Bastwick Parish Council | Serving our Community in Norfolk (norfolkparishes.gov.uk)

Martham Parish Council Information can be found here. https://marthampc.org.uk

Martham also has a history group - **Martham Local History Group.** This is a very interesting website with all sorts of interesting information and photos about Martham. find it on https://www.marthamhistorygroup.com

RTTA Website: Information about RTTA meetings, traders, emergency information, maps, updates, etc, can be found on <u>Protecting interests of river Thurne property owners since 1948 | River Thurne Tenant's Association</u>. If any member has any other 'Trusted' Traders you would like to recommend, please contact the Chairman who will liaise with the Webmaster to add them to our list.

RTTA Facebook Page: This continues to be a fast, efficient way of sending information or when posting queries. Not everyone wants to use social media, but it remains a quick and effective way of contacting others, selling surplus items and posting information. Please make sure posts are relevant to the River Thurne and its members. Personal posts on family visits, folks' holidays, houses, and such like should be saved for owners own Facebook pages. Please keep this Private site relevant. Thanks.

Norfolk Boat Jumble 2025: This takes place at the Norfolk Showground (NR5 0TT) on Sunday 6th April. It's the 31st Anniversary of The Norfolk Boat Jumble. The event runs from 10am to 3.pm and there is always a large crowd of eager buyers and sellers. There are always bargains to be found. You can also sell any surplus boats or boating jumble. Admission is £5. Established in 1994, it provides an opportunity for the public to access exhibitors selling marine goods. The event features a good mix of professional trade stands and car booters offering a wide variety of boats and equipment. From small craft to fenders, outboard engines, ropes, marine salvage, seating, nets, oars, paints, glues, and everything in between, you'll find a treasure trove of nautical items. Whether you're a seasoned boater or just curious, it's a great place to explore and grab a bargain. For info see Norfolk Boat Jumble – Norfolk Showground & Events Centre

Or https://www.rotaevents.co.uk/event/norfolk-boat-jumble-2/

The Museum of the Broads, Poors Staithe, Stalham, NR12 9DA: For those of you who are new to the Riverbank, or even older members, it's worthwhile looking to see what is happening at the Museum. You can check out their website https://www.museumofthebroads.org.uk. There is an exhibition of the Paintings of Phillipa Miller, Broadland artist and also a display on Peat!! The Museum also runs a Boat Jumble, date to be decided. Contact the Museum if you wish to have a stall. Phone: 01692 581681

Email: info@museumofthebroads.org.uk

The RTTA would like to thank all businesses who regularly sponsor this newsletter or our website. These include Riverside Holidays, Maycraft Private Owners, G & H Riverside Contractors and Martin of EWS.

The RTTA Committee wish all members a happy and healthy 2025, and we all hope you get out on the River Thurne once again in the near future and enjoy your property.

PLEASE MAKE SURE WE HAVE YOUR CORRECT CONTACT DETAILS. If in doubt, please email them to your chairman on dicornell13@gmail.com.

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