

The River Thurne Tenants Association Committee Meeting
New Victoria Hall, Neatishead NR12 8AD
Tuesday 31st March 2026 at 2.00pm

Present: D.Cornell, F.Brown, A.Wright, J.Williams, L.Haywood, J.Withers, K.Bacon, R.Pike

Apologies: H.May

In Attendance: Mary Pike.

DC welcomed everyone to the meeting.

1. **Minutes** - 16th December 2025 approved and signed.
2. **Matters Arising** – largely dealt with in the rest of the Agenda
 - 7 - DC has not yet circulated her paper summarizing RTTA activities and inviting volunteers for new Committee members
 - 16 - DC made an announcement on the RTTA Website, Face Book page, and in the newsletter, confirming the new arrangements for the Old Bridge Inn Car Park
 - 18 – DC had not yet followed up the issues regarding finalizing of the undergrounding of cables on the North West Riverbank

3. **Correspondence** (items not dealt with elsewhere):

Max Manners had emailed FB regarding a possible data breach. The Committee was satisfied that no such breach had happened. MM had also commented that his Facebook post regarding a possible data breach had not been responded to. In practice that would not be possible. The RTTA Facebook page is a closed site. It is a forum for RTTA Facebook approved members only to communicate information, events, ask questions etc. The RTTA Committee is not a Group member of the site and thus would not respond to any individual posts on Facebook. The only intervention would be by Admin if a post breaches the rules of the site, e.g. an inappropriate post. If any RTTA member wishes to communicate with the Committee then this should be communicated directly in writing to the Secretary and not via Facebook or other social media sources. For information, if a member's post does not receive any replies, likes, or comments, etc., then it is usually due to members having no interest in the post.

MM had also emailed FB regarding various procedural issues. FB read MM's email to the Committee in full. Some items were MM's personal observations and interpretations of events. However, the Committee addressed MM's questions (highlighted in italics below). To clarify:

- *When were the members of the Committee last voted for by a quorum at an RTTA AGM?*

The Committee has always been approved at the AGM, and this continues to be the case, as stated in our Articles. This was not possible at the 2025 AGM because it was not quorate. The last time the Committee was elected was October 2024.

- *When was the Chair last confirmed by a quorum at a RTTA AGM?*

The Chair is not confirmed at the AGM, but by the approved committee members at the Committee meeting following the AGM, again as stated in the RTTA Articles.

- *Surely it is the responsibility of the RTTA Committee to complete a succession plan for the Chair and other specific officers/members of the Committee who hold key roles?*

The Committee regularly discusses succession planning. Every newsletter (Spring and Autumn) contains a request for new Committee members. During our AGMs the Chair personally asks the attendees to contact her if anyone would like to become involved as a new committee member. The demographic of bungalow ownership is quite aged and the need for younger committee members is obvious to the present Committee. The problem is finding volunteers who are willing to give up their time.

- *We need a vigorous RTTA Committee that does things*

Agreed. It is of course up to the Committee to decide what they can realistically take on. KB pointed out that we are limited in time because we are all volunteers.

- *You should ask yourselves and more importantly all your members why they don't attend social or AGMs in the numbers that used to be the case and implement change.*

This is a regular topic of discussion at Committee meetings and is often raised in the Chairman's bi-annual newsletter. RTTA Socials were introduced only recently in the history of RTTA, the first being to celebrate our 60th Anniversary in 2008. Maybe this is no longer something members want. We will continue to debate this.

4. Treasurer's Report

The balances are:

Community Account 1	£2,456.17
Community Account 2	£126.00
Business Savings Account	£3,624.36
<u>Total</u>	£6,206.53

Treasurer gave DC a cheque for £11.00 for New Victory Hall hire

5. Advertising for New Committee Members

DC will include reference to this in her upcoming Newsletter.

JWit suggested we get cards printed re. RTTA for delivery through letter boxes. Shed will take the lead on this.

Agreed: members to make suggestions for content to DC

6. Council Tax

On 27th March DC met with Chantelle Holt, NNDC Revenues Officer to ask why some bungalows on the North Bank were being treated unfairly by NNDC re. the imposition of 200% council tax. The meeting was cordial and DC subsequently sent a follow-up to her previous email, which was never responded to.

GYBC (on the South side of the river) apply the council tax on a different basis, but using the same Government legislation. GYBC accepts that as the bungalows have lease restrictions, and due to their construction, they are unsuitable for permanent occupation. Therefore, owners are entitled to a discretionary discount of 50% on their bungalows.

DC asked why two neighbouring councils are applying the same legislation differently to holiday bungalows in the same geographical area, with the same lease covenants?

DC asked how far NNDC records go back, and was told about 2010, which is not helpful to us with old wooden properties paying rates or council tax prior to that. As NNDC appears not to know much about the bungalows at all, and certainly not which were built pre the 1948 Planning Act, DC will be sending an email with a list of bungalows on the North Bank that were paying rates in 1933 to the Smallburgh Rural District council (forerunners of NNDC). This means they were built before 1948.

DC also pointed out that the argument being used by NNDC for applying 200% council tax is that there are NO PLANNING RESTRICTIONS on our properties (by the Broads Authority). There is no data online available to check with BA if there are any Planning restrictions. DC has checked on Tower View but can only ask BA planning about her own, not anyone else's bungalow. So, we cannot tell whether there may be planning restrictions on any of the bungalows. DC suggested members might like to check this in relation to their own property.

'Government Guidelines Online' states that 200% should not be levied where *'the second home has planning restrictions or other conditions about what it's used for and who can live there, which means you cannot use it as a permanent residence.'*

<https://www.gov.uk/council-tax/second-homes-and-empty-properties>

NNDC are choosing to use the absence of BA planning restrictions as an excuse for charging 200%. GYBC are presumably using the 'other conditions' wording to inform their approach.

RTTA argues that because we all have the following clause in our underlease, none of us should be charged 200%

Section 2.15. to use any building erected on the demised premises only for the purpose of holiday accommodation and in no circumstances as a permanent residence and not to use it or the demised premises for any other purpose whatsoever.

Chantelle could not provide detailed information about which owners were paying 200%. However, DC asked whether she could provide the number paying 200%, 100%, having the 35% discount and so on. She will speak to her superior and get back to DC.

The two Local Authorities are going to combine in 2028, when this conflict may (or may not) resolve itself.

7. Meeting with Repps & Bastwick Parish Council re. the State of Pugg Street Staithe

DC attended the monthly Repps Parish Council meeting in February. Where she queried if the council cared about the appearance of the Staithe, or indeed ever looked at it. She was assured that the Council did care, some parishioners still used the Staithe including a couple of the council members. There was a discussion over what could be done to improve the condition and appearance of the Staithe and especially the fact that cars were parked there continuously. In 2025 parked cars had hindered an ambulance called for an RTTA member. After the meeting, a local parishioner, living in Staithe Road, Steven Phillips, had taken it upon himself to clear rubbish from the Staithe and install posts to try to control random parking. However, the Staithe is still in poor repair and the long dyke opposite Thatched cottage is in need of dredging, as boats can't moor there.

Repps PC is going to undertake some repairs to Repps Bastwick Staithe, by Phoenix Fleet.

8. RTTA Website

All up to date, Spring Newsletter will need to be added once sent to members.

9. RTTA Facebook Page

RP has edited the introductory words, and is carefully monitoring posts for relevance, following discussion in the Committee.

10. Lease Enfranchisement & Lease B Enfranchisement

We understand the second tranche has not yet gone through.

There was a query regarding the edge of a freeholder's property, and how a freeholder can also be a leaseholder, as was stated at the TBMC AGM – this is not clear.

However, as the RTTA is not involved in buying the Freeholds we have little information.

11. TBMC AGM 2025 & Subsequent Developments

The current Directors are David Sanford, Sharon Wright, Harry May, Linda Ibbotson Elks, and Lyn Ibbotson Elks.

There have been two meetings so far this year.

12. S101A New Sewerage Main Application

As addressed in the Minutes of the previous meeting, Max Manner's email regarding the implications of his successful S101A application has been received and discussed.

Until the facts are clearer from Anglian Water we cannot comment further.

13. Old Bridge Inn Car Park

A payment camera has been installed, and this has raised some issues. Jan has discussed the parking at the site with the owner. A Car Park Management Company will be monitoring the park and all details are posted on a notice at the entrance.

RTTA is not involved any more.

Agreed: DC will post a Facebook notice regarding parking going forward.

Agreed: RP will let Tony Gibbins of Norwich & District Anglers Association know about the camera

14. Flooding & Bungalow Sales

Flooding has not been a great issue this year.

Bungalow sales seem to be more promising this year.

The new pumping station behind Highs Mill looks a mess – one of our members has reported it to the Environment Agency.

15. Undergrounding Electric Cables. NW Bank update

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

Agreed: DC will follow this up.

16. Members Reports

KB reported a BA scheme that has large amounts of money available to do with climate change, although KB doesn't presently have details of this. BA is running widespread consultation to sort out a vision for the Broads in the 2040's.

DC attended a Broads Society talk at Bridgestones organized by the Broads Society on climate change and how it is going to impact on the Broads. Information from a number of national and international sources was relayed to the meeting. The news imparted doesn't sound great. The information given was significant, i.e. that climate change is already affecting the area, with higher sea levels, extreme weather conditions, the need for farmers to rethink crops, etc. Unfortunately, there seems to be no 'long term' plan for the area other than that which will arise from the Broadland Futures Initiative. The BFI plan is expected to be completed and published in 2028, providing a sustainable approach to flood risk management in the face of climate change.

17. Any Other Business

KB reported that the funeral of Sonny Amiss had taken place earlier today

18. Date of next meeting - TBA

Meeting closed at 16.15

DRAFT