

The River Thurne Tenants Association Spring Newsletter 2026

A belated Happy New Year to all RTTA Members. So far 2026 has exceeded all our wildest imaginings, with significant conflicts raging and disruptions to fuel supplies, the World seems even more topsy turvy than normal. In our reflective moments we should all take time to remember that our 'Happy Places', including the River Thurne can bring us calm and normality. These places should allow us to relax and withdraw from the madness. May you all enjoy The River Thurne in 2026 and hopefully it will be one of your Happy Places where you can step away from what is happening elsewhere and refresh your spirits.

We are now 3 months into 2025, and the Spring Equinox with longer days is upon us. Birds are singing at dawn, and many waterbirds are mating and getting ready to nest. Watch out for summer migrants of swallows, swifts and house martins as they will soon return to skim the Thurne.

Welcome to all new members this year. Here's what 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. This is our 48th Year. When you buy your bungalow or plot you automatically become a member of the RTTA.

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. Some people on our the RTTA 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.

This last year has been very busy for the RTTA Committee. Sometimes we wonder if the RTTA has a purpose, but last year showed us just how much there is to accomplish and what help our members need along the Thurne.

2025/26 Committee: The committee has representatives from each of the four riverbanks. The nine members this year are Chairman, Di Cornell (PH64), Hon. Secretary Fraser Brown (PH22), Hon Treasurer Jane Williams (M 50), Keith Bacon (ex Riverside Holidays Ltd), Lesley Hayward (R80), Harry May (PH33 and Maycraft), Roger Pike (M15), Jan Withers (PH 55) and Alan Wright (M48B). We have three RTTA Committee vacancies, so we welcome anyone wishing to join our merry band. It would be great to have a full committee of 12. Being an RTTA committee member really isn't hard. There is no interview, we only meet 4 times a year, so it's hardly demanding. 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.

RTTA AGM: The RTTA Annual General Meeting should have taken place on 25th October at Martham Parish Council Community Centre after the TBMC AGM. It did not. To hold an AGM, we need a quorum of 20, **(20 Properties represented)** and this was not reached. In total we had 12 properties represented. This is the first time in 36 years of my attending RTTA, AGMs that this has happened. So, we could not formally hold the AGM. This low attendance may be because our meeting could not start until 12.30pm, due to the length of the previous AGM held by TBMC. Many RTTA members left for lunch and some were just tired. We apologise for the timing of our meeting but hope in future we can achieve a quorum so that all of you have the chance to air your views and ask questions of the Committee.

It was discussed at our first Committee meeting after the AGM that we should lower the number needed for a quorum, but surely out of over 200 bungalows we should be able to achieve an interest and attendance of 10%?

It was posted on Facebook by one riverside member that RTTA was now irrelevant to most members, maybe that is so, but we still try to solve issues for those of you that need help and will continue to do so.

RTTA End of Season Lunch: Once again we had an end of Season lunch, on the Sunday after the AGM. We gathered at The Lion at Thurne and enjoyed ourselves. Thanks to the Lion for hosting our party.

Council Tax. The RTTA has had number of successes over the years by working with the two district councils to get council tax reductions. For many years those bungalows on the South Bank (GYBC council) have had discretionary council tax reductions of 50%. This was negotiated by the RTTA years ago. Prior to April 2025 many North Bank (NNDC) tax council tax payers have had a 35% discretionary deduction for pre 1947 built bungalows, whilst the remaining bungalow owners were charged at 100% council tax.

Since April 2025, the second home premium has been applied to most second homes in the North Norfolk District Council and Great Yarmouth Borough Council areas. Great Yarmouth continued the discount for River Thurne Properties whilst NNDC had a variety of ways of assessing the tax. Some folks continued to receive 35% discount, some bungalow owners paid 100% and some actually paid 200% Council tax. This has meant that at least two bungalow owners still pay in excess of £3,000 whilst others receiving discount pay just over £1000. This is a totally unacceptable system. The problem is that most of us on the North Bank have no idea what we should be paying and if the figure demanded is just or even correct. You could be paying tax at a much higher rate than is necessary.

Last year the RTTA expended much time and energy into this issue. We contacted our local MP, District Councillors and rates valuer in NNDC. We had some major successes and managed to 'claw back' overpaid council tax, get 200% rates reduced to 100%, get some owners the 35% discount and rebates. However, we still have battles to fight as some owners are again being asked to pay 200%. In spite of our TBMC lease's covenants stating that our properties are HOLIDAY USE only, NNDC is imposing 200% premium. They are stating that because our bungalows do not have a non-residential PLANNING restriction, they must pay 200% premium. NNDC are ignoring the facts that our bungalows can never be seen as local housing stock and are therefore not second homes in that sense. We still have a problem. We need to resolve this issue for our members.

IF YOU THINK THAT YOU ARE UNFAIRLY BEING CHARGED THE 100% Second home premium on top of the 100% Council tax please email us on dicornell13@gmail.

If you think that your bungalow was built before 1947 and should be getting a 35% discretionary discount please contact us

If you regularly let your bungalow as a furnished holiday let you may be able to be classed as Non-Domestic or a Business property. This means that you would in fact pay no council tax as a domestic household. Here are the details...

Non-domestic (business) rates eligibility

With effect from **1 April 2023**, the government introduced new criteria for holiday let properties that **must** be met before a property is assessed for non-domestic (business) rates.

For a property to be non-domestic (business) rated, it must:

- have been available for commercial holiday lettings for at least **140 days** in the previous 12 months
- have been actually let for short periods totalling at least **70 days** in the previous 12 months
- be intended to be available for commercial holiday lettings for at least **140 days** in the upcoming 12 months

Your property will only be assessed for non-domestic (business) rates from the day **all three** criteria are met. It will not be backdated to when it was first made available for lettings. The property will also remain in the Council Tax banding list as a furnished second home and may attract the second home premium charge. You can find details here... [Apply for business rates for a self-catering property in England - GOV.UK](#)

Planning: The RTTA continues to monitor weekly planning applications around the Broads. We also continue to work with the BA on issues that members may have with quay heading, bungalow lifting, etc which involve the BA. If you need help or guidance please contact us. Planning information is on the RTTA Website under Planning. See..... [River Thurne Tenant's Association Members Page | River Thurne Tenant's Association](#)..

Here is the link to the generalised planning information provided by the Broads Authority.
[Planning permission](#)

101A Mains Drainage appeal. Hopefully by March 2029 Anglian Water will have connected the operational sewerage main to all bungalows wishing to be connected. We applaud Max Manners for his time and passion with this project and his communications to members. The RTTA has contacted the 101A team this month but as yet they are unable to give us defined programme details of what exactly will be happening along the Riverbanks.. In their words.. ***As noted previously, resource within both Anglian Water and our Design Partners continues to be focused on schemes with earlier regulatory obligations and delivery milestones within the current programme.***

The S101A programme remains within our later AMP priorities, and while it is still under review as part of our wider forward planning, we are not yet in a position to confirm any material progress or provide a defined programme for development at this stage.

We appreciate the importance of the project and will provide a further update once there is greater clarity around future prioritisation and delivery planning.

Kind Regards

S101a

Defibrillators: Many of our members are elderly, over 80 and spend many months in their bungalows. Also, our properties are in remote locations, so illness and serious health issues are a problem for medics getting to them. So, case of a cardiac arrest, thanks to Joan Shaw's efforts, defibrillators are now placed at the Pugg Street Staithe and one at Martham Boat Development's boat yard. There is also a Defibrillator by Bridgestone's Restaurant, at Herbert Woods Yard and at Potter Village Hall. Please remember that if anyone is having a heart attack the first action is to call 999 and explain what is happening, not to run to a defibrillator. If the person has had a cardiac arrest, then do not leave the patient alone but start CPR immediately. You should know your riverbank location, nearest access point and What3words location.

RTTA 2027 Calendar: In 2025 we did not produce an RTTA 2026 calendar but advertised the Calendar produced by Debra at Thurne Mill. Debra attended the TBMC AGM on October to sell her calendar and make funds for Thurne Mill. We are hoping to produce another RTTA Vintage calendar for 2027.

Litter Pick 2026 Saturday 28th March: The date set for this year's litter pick is Saturday 28th March We start at 10am from the old Bridge Inn Car Park (with kind permission of owners, Nick and Amanda) 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 earlier this year, almost so the litter pick will be earlier than last year so that we can make Potter Bridge area and car parks clean and tidy for the new season.

RIVERSIDE HOLIDAYS (Change of ownership) Keith Bacon has been a longstanding member of the RTTA Committee and has probably more knowledge of the Riverbank than anyone else on our committee. Keith has for many decades run Riverside Holidays, taking over from his father, Philip Bacon in the

1980s. Prior to Riverside Holidays Philip was letting Thurne bungalows for Hosesasons who were established after WW2.

At the end of 2015 Keith retired and passed the business onto a new owner, Jan Withers, who has herself a long association with the Thurne Bungalows. Jan's mother owned a Thurne bungalow since the 1930s. Jan will be running Riverside Holidays slightly differently as can be seen from the new website....

<https://riversideholidaysnorfolk.uk/> The new website went live on 8th January and it shows which bungalows are available. If anyone is wanting to rent a bungalow for family or friends or is thinking of letting their bungalows Jan can be contacted on Holiday Enquiries and Bookings: 07517 162086 Property Owners and Staying Guests: 07535 125448

Old Bridge Inn Car Parking: *This car park will again be available for seasonal or weekly parking as in previous years. Riverside holidays no longer run this car park so to book a seasons parking or weekly parking you need to contact **Amanda** on 07774852159 or email on.....**smanda.nick@gmail.com***
Spaces are of course limited, so if you would like to secure a space please do so now. The price for a season car parking at The Old Bridge Inn Car Park remains at £300 and a week's parking is £35 a week. Lathams are now charging £700 per annum for parking. The car park by The Nippy Chippy is presently at £365 per annum.

Old Bridge Carpark Update.

Please find below the secure website portal for yearly, weekly and daily carpark bookings at the Old Bridge Hotel Carpark with the Local Carpark Management Company. (LCMC)

Yearly parking will be from 1st April 2026

For people who regularly also rent their bungalows out and will need QR codes for their bungalows or regularly change their car registrations for visitors and friends or have any questions, they can contact LCMC directly here: info@localcarparkmanagement.com

This is a new car parking management system for the Old Bridge Carpark and LCMC realise there may be a few teething problems at the start but they are very approachable, so please feel free to contact them.

Please note LCMC are installing ANPR cameras, adding new carpark signage and we are also undertaking general refresh to the carpark, pruning and lopping trees, repairing fences and repainting car parking markings.

Repps Pugg Street Staithe. For a number of years, the RTTA has been corresponding with Repps with Bastwick parish council whilst trying to get the Staithe refurbished. Before Covid the EA agreed a grant with Repps PC and RTTA to replace a small part of damaged quay heading as urgent works. This grant was later withdrawn. In January, after the RTTA contacted the Parish council again and your chairmen met at the Staithe with Hazel Rudrum, the new Chair of Repps PC. In February your RTTA Chairman attended Repps PC meeting and queried if Repps valued or used the Staithe area and how we could possibly work to get the neglected area improved. We had a valuable and useful meeting. Subsequently a Repps Parishioner, Steven Phillips, who lives in Staithe Road has taken it upon himself to 'refurbish' part of the Staithe, with help from others. He has installed solid wooden posts so that people can no longer park overnight there. In the past, overnight parking has caused a problem when emergency vehicles have wanted access to the Staithe. Steve has also tidied the area and partly levelled some holes. We thank Steve and his friends for his considerable effort to improve the area for RTTA Members. Your chairman has visited him to thank him in person. However, the quay heading is still in a dangerous state and we are hoping, with Repps PC in the future to improve this.

Repps with Bastwick Parish council are presently obtaining quotes to refurbish Bastwick Staithe, near Phoenix Fleet, as this presently has broken posts and large holes in the parking area surface. We are liaising with Hazel and will update you when works start on this important parking and loading area.

Thurne Bungalows for Sale: The good news is that some bungalows have changed hands in 2025, and early 2026. 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. This year, end-March, we have 7 properties on the market, 3 of which are B Lease. In 2024 we had 25 properties 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 will no longer be achievable

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.maintenance@outlook.co

Adder warning: There were incidents in 2025 of adders along the banks. They love the warm sunny days. Please be careful when walking your dog (or child) along the riverbanks. Be aware that adders can be out. 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. These can then be taken to the nearest recycling point at the end of the holiday period. Bottles can be recycled at Potter Heigham and Repps Village Hall. 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, and bottle. Bank. 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. These days will soon be coming up, either April or May, depending on which recycling centre you choose.

[Household hazardous waste days - Norfolk County Council](#)

Rubbish Collection by Louise: Here is a reminder to all and especially to new members. RDS collects domestic rubbish every THURSDAY throughout the year. RDS also pumps out cess pits on Thursdays in the winter plus Mondays from Easter to the end of October. Once collected by RDS our rubbish from both sides of the river is transported away by a NNDC contracted Waste Collection Service. From Potter Heigham Staithe. The rubbish placed in the black bags should be domestic rubbish only. **NOT** building refuse or **PAINT** or **Hazardous** waste please. Please place out an **E** sign to have your cess pit emptied.

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 Members Page | River Thurne Tenant's Association](#).

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. Also use this number when ordering emergency pump outs which Phil will do for the stated fee.

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 [Broadland Futures Initiative \(broads-authority.gov.uk\)](https://broads-authority.gov.uk). 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. 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.

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 \(norfolkparishes.gov.uk\)](https://www.norfolkparishes.gov.uk/repps-with-bastwick-parish-council)

RTTA Website: Information about RTTA meetings, traders, emergency information, maps, updates, etc, can be found on [Protecting interests of river Thurne property owners since 1948 | River Thurne Tenant's Association](https://www.rttanorfolk.co.uk). 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. The RTTA Thanks Nicky Stevenson who set up our Facebook Page and has for many years been our administrator. She has stepped down from her role and we now have a new admin guru. Thanks Nicky for her time and efforts .

Norfolk Boat Jumble 2026: This takes place at the Norfolk Showground (NR5 0TT) on Sunday 12th April. It's the 32nd Anniversary of The Norfolk Boat Jumble. The event runs from 10am to 2 pm and there is always a large crowd of eager buyers and sellers. 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 more info visit. [Norfolk Boat Jumble 2026 - Boat Jumbles](#)

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 [The Museum of the Broads - Stalham](#) he 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 G & H Riverside Contractors who sponsor our website.

The RTTA Committee wish all members a happy and healthy 2026 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.