

Elmer Sands Ltd

Summary of Estate Maintenance and General Business for Members November. ESL Sub-Committees and Working Groups – see separate list.

Surface Water Drainage, Flood Management, Sewage Pumping Station

During the extended period of inclement weather, sheer volume of water has overwhelmed the Estate surface drainage system. The ESL Team has assessed the Estate every day and responded 24/7 to residents, visiting them and offering practical help and advice with further follow up where needed.

Coastal Drains Ltd visited the Estate on 10th November and confirmed that the ESL drains are functioning well. Routine annual drain jetting and maintenance will take place on 27th & 28th November (Coastal Drains Ltd £2,154 inc vat).

The maintenance of ditches and rifes in collaboration with riparian owners, authorities and agencies is ongoing.

Southern Water deployed significant resources to back up its overwhelmed pumping station on The Hard. Water contamination concerns were raised by residents. The ESL Council will be formalising communications with Southern Water and involving local Councillors and MP as applicable. ESL will carry out reinstatement of the verge damage caused by tankers accessing the pumping station.

Sea Defences - The Environment Agency continues to action shingle replenishment at the 5-metre mark. The ESL Team is working with resident volunteers to submit photographic evidence and measurements to the EA. ESL is in regular contact with the EA regarding long term solution proposals.

Beach Signage – Replacement Coastguard information.

Playing Field & Playground – Ongoing repairs and assessment of fencing. Daffodil bulbs planted along the roadside. Thanks to volunteers assisting with planting, weeding and repairs. Replacement equipment, two-way Spring Rocker, (FAHR Industries Ltd, £654.66 inc delivery and vat).

Kiosk Area Maintenance – Fencing repairs and timber replacement carried out. Kiosk Shelter structure assessed. Resulting repairs and timber treatment agreed with installation of netting to prevent pigeon droppings contaminating the public eating area (£750.00 plus materials). Two backless benches had to be removed due to rotting timber. Replacement options being considered.

Lottery Grant Application – ESL is working on a grant application for improvements to the community Kiosk Shelter and Garden facility for use by members and their families, incorporating better disability access and reinstatement of the Boule Terrain.

Planning & Development – The ESL Team is monitoring a number of property developments, on site meetings, follow up, licensing etc as required.

Parking Management – ESL aims to have a team of four ESL Directors trained to submit reports for parking charges by the 2024 summer season.

Company Articles of Association Amendments – In response to the membership request as reported 13th May AGM Minutes, the ESL Council has formally agreed two Special Resolution proposals to put to the Members in advance of the ESL Annual General Meeting Saturday 18th May 2024.

Holiday Letting ‘Code of Conduct’ – In response to members’ concerns about the increase in holiday letting, Airbnb rooms etc on the Estate, ESL is producing a new Code of Conduct for owners.

Elmer Sands Boating & Angling Club (ESBAC) – ESL checks of Premises for Lease and maintenance obligations.

Annual Estate Management Fee Mailing – Members will receive their Fee Notices in December. Fees due 1st January 2024. Payment by card added to payment options.

Members Notices Requests for Copies – Four members returned the request slips (distributed with the latest newsletter) asking for hand delivery of notices that are displayed on the Estate Boards and website.

ESL Halloween Event at the Kiosk 31st October – Approx 100 residents and their families attended. Fancy dress, music, hot dogs and treats enjoyed by all. Donations collected for ‘Breast Cancer Now’ £63.

It is hoped that the September Car Boot and Halloween Fire Dancer display, both cancelled due to weather conditions, will be rescheduled early next year.

Christmas Carols at the Kiosk – Friday 15th December 6.30pm. Mince Pies and Mulled Wine. All welcome.

ESL and Members’ Meetings - Next Informal Members Meeting, The Cabin Saturday 2nd December 11-12. Members’ opportunity for informal chat with Directors to discuss any issues. Next ESL Formal Council Meeting 8th January 2024.

