

SUMMARY OF BUSINESS
Elmer Sands Ltd (ESL) April 2025

**The full formal Minutes of Council Meetings and the Sub-Committee Reports
are filed at the Elmer Sands Ltd Registered Office.**

Attendance at 28th April Council Meeting – Directors Colin Bernhardt (in the Chair), Myra Miller, John Kirby, Adam Latus, Ali Page, Jo Wright, Saz Trebble, Andy Cooper, Shelley Newton, Tim Wright and Kim Edden, Company Secretary.

MEMBERSHIP – There are x 24 membership payments to collect for 2025. Further reminders will be issued to include the late payment administration charge. Ongoing arrears cases are being followed up with debt recovery through Gov.uk court claim as applicable.

OFFICE EQUIPMENT PURCHASE – agreed via e-mail £539.10 replacement laptop.

FREEHOLD MANAGEMENT ENQUIRIES SERVICE (FME1) FOR PRIVATE ESTATE PROPERTY SALES - ESL offers this administrative service for property sales including all queries to point of sale. Proposal accepted to increase the charge from £175.00 to £250.00 in line with other standard charges. Unanimously agreed at the 28th April Council Meeting.

ELMER SANDS FAST FIBRE BROADBAND OPENREACH – Individual properties have started to be offered upgrades from their service providers with good results. Openreach is still working to complete full installation of the facility for the whole of Elmer Sands, with the return of sub-contractors to make good some areas of unsatisfactory work. ESL will update Members with more detail at the forthcoming AGM.

KIOSK WEATHER SHELTER – The electricity housing has been weatherproofed and re-certification of the supply is booked.

ELMER SANDS LTD ANNUAL GENERAL MEETING – See separate poster. Volunteers for various jobs have been organised. One new nomination for the ESL Council, member Linda Smith. Jo Wright who was co-opted during the year will be standing as a new candidate. Three existing Council Members (one third) will be stepping down by rotation and eligible for automatic re-election following the election of new candidates in accordance with the Company Articles.

ROAD MAINTENANCE - The Sub-Committee Team has carried out a full survey of the Estate roads with the recommended contractor Kattenhorn & Partners Ltd. The quotation for works was presented at the 28th April Council Meeting. Patches in Norfolk Way and Farm Close, a large area of Manor Way including lowering of a gully to aid drainage, the re-setting x 3 bollards and line painting – total £20,640.00 including VAT.

Directors unanimously agreed the ESL Council should prioritise the complete works quoted. Budget allocated £12,000, plus reserves £8,640. The Council's view is that completing the identified work now will prevent more costly remedies to these areas if left for another year. In addition, the dry weather will be beneficial to maximise the effectiveness of the repairs. Kattenhorn has been booked for early June. Members advance notice details to follow.

SURFACE WATER DRAINAGE – The chosen contractor Coastal Drains recommended early booking for drain jetting this year during the dry weather to ensure best clearance of silt. Scheduled for June. Members advance notice details to follow.

PROPERTY DEVELOPMENT – ESL Directors are looking at proposals to recover funds for damage to roadways caused by developments on the Estate. A review of the Development and Access Licence Guidelines will focus on best practice for sealing driveways to the road edge. The ESL Team continue to work with owners, developers, architects and Councils to ensure appropriate development and compliance with in particular, site requirements, surface water drainage and parking on the Estate.

SEA DEFENCES – ESL Directors and the Elmer Sands Boating & Angling Club representatives met with the Environment Agency on 22nd April. The EA presented their research and modelling and concluded that the best solution to prevent further erosion to the East of the new revetment is to extend rock island No.7 by approximately 40 meters, along with a recharge of this section of beach. This is a priority for the EA, and if the bid is successful, the work will commence in 2026. The ESL Team consider this the best long-term solution available to protect the Estate. More detail will be presented to Members at the forthcoming AGM.

ENTRANCE SECURITY AND UNAUTHORISED PARKING SUMMER SEASON – See separate Notices. The Layne Barrier will be fixed closed when the Manor Way barrier is manned by a security guard. Shifts with Invictus Security have been booked for the season. Budget £2,500. One Parking Solution rolling contract in place. Renewal of signage and ESL operative training will be arranged. New arrangements for Emergency Beach Access will be put in place this year. 24hr emergency codes.

COMMUNITY SOCIAL EVENTS – 4th May Boule Court launch. 28th June Summer event 'Armed Forces Day' on the Field for families.

COMPANY RISK ASSESSMENT – Central document work in progress.

ESL MEETINGS – ESL Annual General Meeting Saturday 10th May. Next meeting for members to meet Directors informally will be at The Cabin Pub on Saturday 14th June 11-12 midday. Next Formal Council Meeting is 7th July.

All enquiries secretary@elmersands.co.uk 01243 584900

Thank you for reading

ESL Council

