

ELMER SANDS LTD SUMMARY OF BUSINESS JULY 2025

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Please note this is a summary of business for Members and is not the formal ESL Council Meeting Minutes which are kept on file at the Registered Office.

Your current ESL Council:

Chairman: Colin Bernhardt. **Directors:** Ali Carpenter (co-opted), John Kirby, Adam Latus, Myra Miller, Ali Page, Linda Smith, Jo Wright, Tim Wright.

Director Resignations: Saz Trebble 7th July and Andy Cooper 9th July. Many thanks to both for their contributions to the Estate.

Meetings: Last formal Council meeting 7th July. Next formal Council meeting 1st September. Next Members' Open Meeting tbc.

ESL Sub-Committee Groups – The management of the Estate is split into sub-committee groups to cover the main areas of work. Group members meet and deal with a variety of tasks in-between the formal Council meetings. Please see separate updated list.

Community Social Events – The self-funded 'Boule Launch Fun Day' raised £209.41 for The Snowdrop Trust and the ESL funded 'Armed Forces Day' raised £230.63 for The Royal British Legion. Thanks to all the volunteers involved.

Street Lighting – The Estate has two streetlights by the Garden and Playing Field. Due to significant changes to contracts this Autumn, the ESL Council is considering the viability of maintaining this facility for the future.

Estate Management Fee/Membership Arrears – There are 19 Estate Fees outstanding. Reminder letters will be sent to Members in August.

Special Resolution Proposal – A series of new measures are being considered to bolster the road and drain reserves. At the July meeting, Directors unanimously voted to put forward a proposal to the Membership for the introduction of a 'Registration Fee' for new members buying property

on the Estate. Details of this Special Resolution proposal will be sent to Members in advance of the next General Meeting.

Freehold Management Enquiry Service (FME1) – ESL continues to increase revenue by charging for the FME1 service to support property sales on the Estate.

Members' Handbook – The ESL Council is reviewing and updating the Handbook which is currently displayed on the Company website or available from the Registered Office. A copy of the updated Handbook will be distributed to Members in due course.

Road Maintenance – The scheduled repairs, re-surfacing and line painting have been completed, total spend £21,060.00. ESL is consulting with the roads contractor Kattenhorn regards highlighting of the split speed hump in Norfolk Way.

Playing Field Rear Fencing – The deterioration of the old wooden fence running along the back of the Playing Field, has been an ongoing concern for the ESL Council for some time. In consultation with the ESL Groundsman and WSCC, ESL has made a successful application to 'The Woodland Trust' for saplings to form a hedge in front of the existing fence. This project is for long-term cost-effective maintenance and to contribute to the local ecosystem. Further details tbc.

Bollards – The Groundsman will be attending to some bollard maintenance during the summer. No more ESL bollards will be installed in verges, and residents are responsible for the verge protectors they have installed themselves.

Estate Signage – The review of signage throughout the Estate was temporarily delayed due to other more pressing maintenance issues. The ESL Council plans to condense essential information into fewer signs and improve aesthetics.

Planning & Development – The sub-committee continues to monitor all developments, planning applications and amendments to property access on the Estate and the group members work with homeowners and their agents to ensure compliance with ESL Policy. A series of formal proposals

were put forward at the July ESL Council meeting to cover some of the additional wear and tear on the Estate infrastructure and administration. Proposals unanimously passed – 1. Access Licences granted for permission to alter the access to a property borrowing ESL land £100.00 and 2. Transfer of existing Licence permission to new owner/s £50.00.

Southern Water (SW) Foul Drainage System – The sub-committee called a meeting with Southern Water to discuss the lack of infrastructure investment and sewage leaks. SW follow up to the meeting will include sharing information on new groups set up to tackle these issues. The Hard Pumping Station is due for clearance of vegetation and a general service (tbc).

Coastal Drains Seasonal Survey and Clearance of ESL Surface Drainage System - This annual task has been carried out in dry weather this year to achieve maximum debris extraction. Some issue with roots were noted but otherwise the drainage system is in good order. Total cost £2,325.60.

Entrance Security and Parking Management – Invictus Security will be on duty throughout the Summer. Shift detail is only available to ESL members. Unauthorised parking is managed in collaboration with One Parking Solution. Members should contact the ESL Office with any queries they have.

THE ESL DIRECTORS WISH RESIDENTS AND THEIR FAMILIES

A VERY ENJOYABLE SUMMER

