

# ELMER SANDS LTD SUMMARY OF BUSINESS JANUARY 2026

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*This is a simple summary of the main business updates for our residents and NOT the formal ESL Council Meeting Minutes. The formal Minutes are kept on file at the Registered Office along with the bi-monthly Reports for each Sub-Committee Team.*

**ESL Council Meeting** – The Directors formally met on 19<sup>th</sup> January. In-between formal meetings the Sub-Committee Teams meet to discuss and manage ongoing business for the key areas of Estate Management.

**ESL Annual Report and Accounts and AGM** – The Annual Report for 2025 and the notice of the 2026 AGM will be distributed to Members in March. Date for AGM at the Jubilee Hall, Middleton on Sea – Saturday 9<sup>th</sup> May.

**Beach Steps Project** – ESL successfully obtained £2,434.00 from WSCC King Charles III England Coastal Path fund, to repair our wooden steps leading down to the beach. The project was completed in January. Total cost £3,650.00 with ESL covering one third.

**Estate Management and Membership Fees** – The majority of Estate fee payments have been collected, payment due by 31<sup>st</sup> January. A small number of 2025 payments are pending due to house sales and probate cases. Members requiring any assistance with payment methods should contact the Secretary.

**Property Sales and Freehold Management Enquiries (FME1)** – On behalf of ESL the Secretary is responsible for providing solicitors with FME1 packs for house sales. ESL has been charging for this service for some time now, bringing in additional revenue.

**Ditch Maintenance and Riparian Ownership** – The ESL Groundsman has carried out seasonal ditch clearance on the Estate as part of our annual drainage management programme. The ESL Drainage Team will be writing to riparian owners to highlight responsibilities.

**Tree Management** – Assessments of ESL owned trees are to be carried out as part of the Grounds Maintenance schedule, to include any other trees on the Estate overhanging ESL land and property.

**Playing Field Rear Fence** – Following the completion of the hedge planting project, ESL is re-assessing the longer-term maintenance of the rear fence, with issues in mind such as children climbing the fence to retrieve footballs.

**Estate Signage Review** – This project has involved a lot of work to establish initial designs and content. Simplification and standardisation are the priorities. The Project Teams will shortly be obtaining quotations from signage companies.

**Street Lighting** – ESL has been dealing with SSE to update the inventory of equipment and obtain credit refunds for previous overcharging by SSE. The case is ongoing.

**Planning and Development** – The ESL Team is following up on planning applications, liaising with owners and agents to ensure compliance with the ESL Development Policy and Site Requirements. External developments that impact on the Estate eg drainage and flood management are monitored by ESL with follow up where applicable. See separate notice for Ancton Lane Housing Development planning appeal.

**Soft Grass Verge Damage in Winter** – ESL has concerns about the damage to grass verges primarily caused by parking during the winter weather. The Team will follow up on individual cases where needed. See separate Notice for details.

**The Hard Sewage Pumping Station Maintenance** – The ESL Team has been pursuing Southern Water for attention to the pumping station boundary area.

**Sea Defences** – With the assistance of dedicated individuals, The ESL Team is consistently monitoring the beach and the Estate's sea defence system, sending reports of any changes directly to the Environment Agency (EA) for immediate assessment and follow up. The latest EA project to improve our sea defences is set to be delivered in August this year. The EA intends to hold a public meeting to present details and answer questions. Details to follow. There are also some issues with the original construction of the boat ramp which are currently being followed up in liaison with Elmer Sands Boating and Angling Club (ESBAC) and the EA.

**Road Maintenance** – New potholes and surface cracks have appeared in various locations during the winter. The ESL Roads Team will be carrying out a full assessment of the Estate as a top priority. Contractors will be consulted for advice and quotations obtained. Road works will likely be scheduled for the Spring/Summer to maximise longevity and benefits of repairs.

**Parking Control** – A schedule of weekend entrance guarding will be arranged for the summer season. Details to follow. New and updated One Parking Solution (OPS) signage is in production for the Estate.

**Christmas Carol Event December 2025** - £210 raised for The Snowdrop Trust. Thank you to everyone who participated.

**Elmer Sands Community Social Event** – Save the date **SUNDAY 24<sup>th</sup> MAY** Details to follow.