

NEWSLETTER for PYMORE VILLAGE MANAGEMENT COMPANY (PVMC)



Newsletter 17: 26th August 2025 (1/4)

PVMC BOARD

Current directors:



- Sandra Barnes: Treasurer, Risk Management
- Lorna Coward: Secretary
- Eliot Forsey: Chair, General Works
- Moira Shaw: Council Interactions, Green Areas (support)
- Helen Williams: Environment, Green Areas

PVMC AGM

- 2024 AGM: Was held 31st October 2024 – 24 shareholders (including 5 directors) attended representing 16 properties (out of 71 properties). Paddy Mooney (Bridport Town Council) joined the meeting. Minutes were posted on the PVMC website.
- 2025 AGM: Will be held Thursday 23rd October 2024, location – Bridport Town Hall. Details to be sent in advance of meeting. Please join us for updates and discussion on PVMC activities - [we welcome your attendance and support.](#)

TREASURER'S STATEMENT for 2024 (end of year)

- INCOME 2024: £20,078
Estate charge plus additional income from grants covering costs for reedbed work & rebate from LTD for specific gardening services.
- SPEND 2024: £22,858
Including for example - landscaping & tree work, clearing fish pass, reed bed work, legal costs, repairs to courtyard wall.
- OVERALL POSITION - end of 2024: £30,370
Reedbed costs have been recovered over a 2-year period.
- Estate charge for 2025: £240 (increase 10%)
- CURRENT POSITION – 31 July 2025: £35,863
- Please note – PVMC costs (actual and potential) are increasing due to increasing contractor costs, increasing levels of silt in the river, low number of volunteers, reducing support from third parties such as the Environment Agency – to be discussed at the AGM.

Additional details on PVMC finances to be sent to all shareholders in advance of 2025 AGM

SANTANDER BANK ACCOUNT

- PVMC has banked with Santander for several years.
- In May 2025, PVMC was informed that our Santander account would be closed. Santander has not yet closed the account (as of 26/08/25) however, we are still proceeding with set-up of a new NatWest account - we will inform all shareholders of the details once in place.
- This change does affect ongoing estate charge payments. Once the new account is in place, we will contact you directly to confirm next steps regarding any remaining payments.

REMINDER: PVMC REMIT

To manage the Pymore estate (which includes land and structures, for example - riverbanks, reed beds, trees, walls, footbridge) in a cost effective manner ensuring that covenanted agreements are met and that appropriate insurance cover is kept up to date.

REMINDER: WEBSITE

PVMC website: pvmcltd.com

Includes for example: AGM minutes, newsletters, photographs

If you have any comments on the website, please contact Moira Shaw.

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GREEN AREAS

- Primary contractor = Matt Valaitis.
- Weeding: For the past few years, this has been manual however, this is extremely timeconsuming (and therefore expensive). We are looking to work with a contractor who can chemically spray specific areas of the estate (note – mild chemical spray). In the meantime, if you are able - please support us by weeding any areas near to where you live.
- Bird boxes: 8 new boxes were purchased and installed.
- Wildflower banks: Number of species (informal assessment):



Morbae Grove
38

Pond End
19

Thread Mill Lane
29

- Leat: Will have a significant cut-back autumn 2025 (both sides of leat).
- Please inform Helen Williams of any requests for tree work by early summer so we can consider this for the autumn/winter schedule. Please highlight if anything is urgent.

REEDBED and WET WOODLAND

- With contractors & volunteers, 1/3 of the reedbed was cut in November 2024:
 - ✓ 16 volunteers (including 4 directors) provided 66 hours of effort – **THANKYOU!!**
 - ✓ Total cost of £2,351 (contractors, skips) was fully covered by grants provided by Bridport Town Council, Wessex Water, Dorset National Landscapes.
- The level of silt is increasing over time, making it increasingly difficult to clear the channels. We are currently reviewing the long-term management of the reedbed and wet woodland and due to the status of 'Site of Nature Conservation Interest' and 'priority Biodiversity Action Plan habitat', we are including Dorset Wildlife Trust and Professor Tom Brereton (local wildlife expert) in our discussions.



BLUE LAGOON and the CULVERT – early summer 2025:

- The River Brit turned turquoise. Due to concerns over water quality and health/safety, we informed local councils, the Environment Agency, Wessex Water, Dorset Wildlife Trust - all parties visited Pymore.
 - ➔ Resolved: Landowner (upstream) added non-toxic dye to water in his pond to reduce weed growth.
- We observed a new culvert in the river upstream of Pymore. This culvert created a partial diversion of the water away from the wet woodland and reed bed. Again, we notified the relevant authorities.
 - ➔ Resolution in progress: The culvert was placed in the river by a farmer (upstream) who is trying to sort out drainage of fields (increasing levels of silt is hindering drainage). We connected the farmer to Dorset Wildlife Trust - discussions are ongoing and we continue to monitor water levels.

Thank you to those who speak personally with us or send emails asking about required work and for giving feedback from time to time

FISH PASS

We are legally obliged to keep the fish pass clear during the close season. When the water levels rise, the feeder channel clogs up with silt & debris. Clearing the channel is expensive (~£300) and in some years, it has to be cleared several times. We are currently considering how best to manage this in the long-term & have ongoing discussions with the Environment Agency and Dorset Wildlife Trust.

REMINDER: PVMC CONTRACTORS

*Contractors employed by PVMC directors should not be approached by residents with requests to change or expand the designated work schedule.
If a resident has concerns with the work being carried out, please contact a director.*

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RAILINGS

This year, we have started refurbishment of the railings that PVMC is responsible for. This refurbishment will be conducted on a rolling basis based on priority.

BENCH

We have just installed a new bench next to the reedbed. Sadly, within 48 hours of installation, this was defaced with offensive graffiti. The bench has now been cleaned but if you do see anything suspicious, please inform a director.

FOOTPATH APPROACHING WOODEN FOOTBRIDGE

Some of you may have noticed some subsidence of this path over the past ~18 months. We have had the path and adjacent wall inspected by a geotechnical specialist and have discussed potential actions with the Environment Agency. Movement appears to have settled however, we are continuing to monitor the situation. Remedial action will be taken, if required.

ENVIRONMENT AGENCY RESPONSIBILITIES

We met with the Environment Agency earlier this year to confirm their responsibilities within Pymore. They stated they will not conduct any future desilting of the river or Mill Basin as this is not formally within their remit. Our discussions are ongoing.

Note - we will be looking for grants to support with key activities.

ADOPTED ROADS - Responsibilities of Dorset Council/Highways & Bridport Town Council



As discussed at the 2024 AGM, the roads in Pymore were adopted by Highways in 2020. We have met with Highways and Bridport Town Council several times over the past year to confirm their responsibilities for the Pymore roads.

Highways has confirmed:

- Roads will be visually inspected once every year.
- Roads will be structurally inspected once every 2 years.
- Weeds will be sprayed (mild weedkiller) - weeds will not be removed.
- Verges will only be cut if there is obstruction of the highway/pavement.
- Railings will be repaired if damaged (no refurbishment).
- PVMC must not pay any contractor to work on the adopted roads (liability/insurance issues).

Since our meeting with Highways, Bridport Town Council has confirmed they will provide some weeding & maintenance of the verges – details of this are still under discussion.

Any concerns regarding the adopted roads can be reported on the Highways website [Report a problem on a road or pavement - Dorset Council](#)

ADOPTED ROADS - One-Way System

Several residents have suggested the Thread Mill Lane – Suttill Crescent loop be converted to a one-way system.



Such a change would increase volume of traffic driving around the far Thread Mill Lane – Suttill Crescent corner and would need to consider all junctions where traffic could join the loop (see red arrows). Any changes would require formal consultation with residents in Thread Mill Lane, Pymore Island, Suttill Crescent, with Magna & with Highways.

This initiative would be beyond the remit of the PVMC (as the roads are adopted & therefore not part of PVMC estate) however, if anybody is interested in leading such an initiative, please let Lorna Coward know.

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YOUR VILLAGE NEEDS YOU



We use volunteers for various tasks within Pymore to **minimise costs**. For example, volunteers support with:

- Work on the reedbed.
- Removal of mare's tail from the Morbae Grove wildflower bank.
- Raking and bagging up of cuttings from the Morbae Grove wildflower bank.

Our volunteers hugely benefit Pymore but they are few - **we need more volunteers**. If you can help (just a few hours = hugely beneficial), please let Lorna Coward know.

Residents are welcome to comment or make any proposals for the board's consideration - please contact any PVMC director

PVMC DIRECTORS

Sandra Barnes: 11 Morbae Grove, 01308 456025, sandrabarnes2012@hotmail.com

Lorna Coward: 1 Thread Mill Lane, 01308 427339, lornacoward@aol.com

Eliot Forsey: 14 Pymore Island, 07767 498483, eforsey@googlemail.com

Moir Shaw: 10 Thread Mill Lane, 07710647859, mxishaw@btinternet.com

Helen Williams: 4 Thread Mill Lane, 07768 686520, helenlouwilliams77@gmail.com

Remember

Matt Evans and Phyllida Culpin volunteered to represent Pymore for any broader, **non-PVMC** concerns



**Your village,
your voice!**

We've set up *Pymore Voice* to take input from all residents, including those in Pymore Terrace, Queenwell and the Pymore Road cottages. Contact Matt Evans or Phyllida Culpin with your views on village issues at: pymorevoice@gmail.com