**PYMORE VILLAGE MANAGEMENT COMPANY**

**Report from the Company Secretary**

**April 17th 2015**

At last year’s AGM, held on 21 March 2014, the board was unchanged - a group of 5 directors with Kevin Butler as Chair, Maggie Cooper as Company Secretary, Peter Williams Treasurer and Eliot Forsey and Trevor Knight as directors with responsibility for contractors and maintenance.

Eliot Forsey stepped down in the summer of 2014 due to work commitments which kept him in London all week. Kevin Butler moved to Loders shortly after the New Year 2015 and so resigned.

Rod Axell was co-opted on to the board to replace Eliot Forsey but has now resigned due to a heavy workload and is planning to move this year.

Trevor Knight also has plans to move this year and so has resigned this month.

This leaves just Peter Williams, Treasurer and Maggie Cooper, Company Secretary in post.

As always meetings have been held at monthly intervals throughout the 12 months at directors’ homes. The meetings usually run for about 2 hours. Attendance has been excellent with at least 4 directors attending almost all board meetings.

The directors have focused their efforts on maintaining the village environment to a high standard.

**COUNCIL ACTIVITY**

Once again it is necessary to report that Dorset County Council has not taken over the roads. The lighting is more or less in working order and the lampposts have all been repainted, as per DCC request. However the first lamppost on the left, immediately before the first bridge, is on land previously owned by Kilmartin Homes ( company now dissolved) and the land may have returned to the Crown. Legal approval to change ownership is likely to take an eternity and so PVMC has agreed to move the lamppost onto our land – just the other side of the bridge. This was agreed on 12.1 15 and thus far nothing has happened.

WDDC still appear to be sweeping the roads occasionally.

Allington District Council eventually replaced their notice board last summer despite protestations from various villagers that is was perfectly serviceable and just need rubbing down and revarnishing.

**STRUCTURES**

**Surface Water Pump**

This structure, which is part of the Flood Defence Scheme and is housed in the shrubbery on the left side of the road opposite 2-6 Threadmill Lane has been finally identified as the responsibility of PVMC. There has been much discussion and correspondence over the past few years with regard to ownership and responsibility. It seemed illogical that the EA should be responsible for all other parts of the Flood Defence Scheme but not the pump which drains any excess water from the mill leat, but following on from several meetings with the EA we are now assured that PVMC is indeed the owner and we have deed of covenant to prove it. We have therefore had the structure surveyed and some repairs carried out and are in the process of installing a warning system and setting up a maintenance contract.

As a coincidental finding when discussing this with the EA we found that we were not responsible for removing the accumulated silt from the berm ( river bank) as we had thought – that was down to the EA.

**Mill Leat**

A large sum of money was spent last summer cutting down trees and clearing rubbish from this important part of the Flood Defence System. Since then there has been further rubbish dumped from a couple of the Spectrum houses as well as copious amounts of dog excreta. The housing manager was contacted and visited Pymore, accompanied by a director. She subsequently wrote to all the tenants asking them to desist and use their dustbins for rubbish.

**SIGNAGE**

This is a subject of much ongoing discussion between the directors.

After many incidents in the summer of 2013 when gangs of abusive youths came to swim in the river just above the mill race, it was decided that after consultation with our insurers we would have to put a sign up stating No Swimming. We also installed a sign stating that the footpath round the reed bed was not a public footpath and was to be used at own risk. This decision was once again based on advice from our insurance company.

There have been a couple of visits from the Environment Agency in the past 6 months and two directors have walked round the village with the team looking at sites which are considered to be unsafe, whether they are in our possession or are EA assets.

There will be some fencing installed round the penstock valve ( on the first bridge as you enter the village) as well as an extra sign, and also around the fish pass ladder ( between the Mill Block and the Office Block). These are both EA assets.

With regard to PVMC responsibilities we have been asked to put up further signs – one at the entrance to the fish pass (just under the footbridge).It was suggested that we lock the fish pass cages to prevent small children becoming trapped. We refused to do this as we considered it more unsafe if they were locked. Finally we were asked to put a gate /railing to the left of the footbridge, once again to prevent children playing on the fish pass.

**MAINTENANCE**

Forest and Tree Care continue to hold the gardening contract and have proved to be reliable and competitively priced. PLEASE do not make individual requests to the gardeners – they have a strict schedule to follow. If you have any suggestions please contact a director to discuss.

We are very grateful to both Richard Gillingham and the team of volunteers for all their hard work in the reed bed and surrounding area.

**OTHER MATTERS**

**Hydro-electricity proposal**

One of the tenants in the Twisting Rooms set up a village meeting, without consultation with PVMC, to explore a proposal to install a structure on the mill race to provide Pymore and the surrounding area with power. This was considered an ill thought proposal and was found unacceptable by most of those who attended the meeting. The proposal was formally rejected.

**BTD Planning Application**

The owners of the industrial site behind Pymore have an application agreed to increase the size of the business park so that it will extend as far as the Pymore Inn. The planning permission expires in August 2015. Although this is an existing brown field site there will be an impact on the village with much extra traffic, noise and inconvenience. There is parking planned for 12 lorry bays and 40 cars as well as extra industrial buildings etc.

PVMC takes issue with the proposal that all the increased surface water will be channelled into the mill leat, as the Mill Leat belongs to PVMC. When challenged the BTD legal team stated that this was an historical agreement but has failed to come up with any evidence to prove it’s existence. If and when this business park does come to fruition at the least PVMC will expect BTD to contribute towards the upkeep of the surface water pump which maintains the leat at a safe level in times of flood.

**ACCOUNTS**

From January 2016 Burroughs will accept BACS transfers for the payment of service charges.

Maggie Cooper

Company Secretary

PVMC

17.4.15