

Elmer Sands Ltd January 2024

Summary of Estate Maintenance and General Business for Members.

ESL Sub-Committees and Working Groups – see separate list.

Sub-Committee Brief/Handover

Briefing and Handover documents will be prepared using a standard template for future Councils/new Directors.

Membership

2024 Estate fee payments are in line with 2023. Arrears are in the process of being settled. Receipts will be issued in batches. Membership ID windscreen stickers ordered. No change to colour, existing stickers are still valid.

Finance

Budget proposals for the different areas of work in 2024 are being prepared. Annual Accounts are in preparation. Items of expenditure that have been agreed between meetings via e-mail: Kiosk Shelter treatment and repairs amended charges total cost £1348.78. Annual Insurance £1,192.31 (lower than 2023).

Members' Notes of Thanks

The ESL Council was pleased to receive several kind notes from members at the end of 2023, primarily from members who were supported by the Surface Water Drainage & Flood Management Sub-Committee who were making home visits and helping individuals during the periods of heavy rainfall.

Surface Water Drainage & Flood Management

Drain Improvements - Coastal Drains annual jetting, and assessment completed. Recommendations and quotations received. Proposed work approved by ESL Council 8th January Council Meeting: Install structural liner, seal repairs and defects in pipework, CCTV condition check. Area of Elm Drive/Ancton Way £1,980.00. Further investigations of the drainage system throughout the Estate and engagement with expert consultants is ongoing.

Driveway/Access Amendments – ESL is updating its Policy to incorporate more stringent measures for the re-modelling of driveways eg surface water drainage where the driveway meets the road edge.

Multi-Agency Approach – ESL is engaged with Southern Water and Environment Agency management, Parish, District and County Councillors and our MP to bring all agencies together to support the Estate systems and flood prevention. In the short term, Southern Water is to carry out some investigations and assessment of the Pumping Station on The Hard.

Flood Forum/Flood Watch – Information collected and published. Positive support from Councillors and Parish.

The Layne Ditch – Following an initial contract to clear undergrowth and branches, the ESL engagement with riparian owners has resulted in some clearance from individuals. Unfortunately, due to the extreme weather conditions at the end of 2023 it was not safe for ESL to organise a volunteer working party as hoped.

West Sussex County Council ‘Operation Watershed’ Funding – ESL is preparing an application to fund further surface water system and flood prevention projects for Elmer Sands.

Emergency Resilience Plan for Elmer Sands – The ESL Council was pleased with the enthusiastic and positive response from members offering voluntary support and equipment. The original Plan and equipment have now been fully updated and a two-sided A4 version will be distributed to Members with the Annual Report mailing.

Sea Defences

ESL and Elmer Sands Boating and Angling Club representatives are scheduled to meet with the Environment Agency in the next few weeks, to discuss EA proposals for future sea defence management to protect Elmer Sands. The meeting will take place on site.

Grounds Maintenance

Kiosk Garden fencing – The new areas of woodwork are pre-treated, therefore wood-staining, which is not ideal for longer term maintenance will be put on hold pending the Lottery Fund application to upgrade the garden area.

Stable Field Yard – A new revised gate system will be installed at the entrance to the Estate yard facility circa £200.

Wooden Steps to Beach – Quotations for maintenance repairs to the steps are being obtained from local carpenters.

Verges – Follow up on various cases of verge damage/parking/driveway alterations is in hand.

Street Light Repairs – Assessment for repairs in hand.

Lottery Grant Application

ESL Sub-Committees and Project groups have linked to prepare an application for upgrades to the Estate communal facilities, primarily the Kiosk Garden and Shelter. Disability and access assessments have already taken place including meetings with the staff and residents of the Beach View Care Home in Alleyne Way. Consideration is also being given to wider engagement with the Care Home as volunteers and a ‘Friends of’ Group.

Holiday Lets

ESL has approved a new ‘Code of Conduct’ for holiday let owners and agencies as a guidance document. A copy of the Code will be published on the ESL website and distributed to all Members with the Annual Report Mailing.

Roads

Areas of road are being identified for further assessment and inclusion in the next full survey and schedule of repairs.

Planning & Development

8 Manor Way – Following member enquiries, ADC permission confirmed for surface water run-off pipe system discharging to beach.

All developments and frontage alterations are being monitored for compliance with the ESL Development Agreement and Site Guidelines.

Summer Security Guarding and Parking Control

The Security Budget for 2024 has been increased by an extra £500 to allow for proposed amendments to the shift patterns. There has been some reorganisation of the Sub-Committee for additional assistance. The ESL Council is re-visiting closure of The Layne entrance in 2024. Details tbc. Additional Directors will be undertaking the One Parking Solution (OPS) penalty charge training. ESL is liaising with ADC to establish better control of Elmer Road yellow line enforcement.

ESL Social Events

The Social Events Sub-Committee has reduced down to three Directors. The ESL Council acknowledges the hard work and effort that goes into the running of community social events. Responding to the low attendance at the 2023 summer event the sub-committee will now be focussing on events for young children which are always well attended and gratefully enjoyed by members and their families. 2023 Events have raised over £800 for charities.

Telecommunications

The ESL Council is investigating the signal performance throughout the Estate and considering the potential implications of a compulsory switch to VoIP.

The Cabin Registration as a Community Asset

ESL is supporting the re-registering process in liaison with the local community and Parish Council.

Informal Meetings for Members

Next meeting at The Cabin pub Elmer, Saturday 3rd February. See poster for details.

Next ESL Council Meeting

4th March

