



THE POST

LMEHA NEWSLETTER

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LIFESTYLE - NEWS - FUN

May 2021



CONTENTS

- *Welcome back*
- *Chairman's letter*
- *LME Social Events – have your say / Film Night*
- *LME Spa & Pool – update*
- *Wildlife news*
- *The Pusser's Reviews*
- *LMEHA owner news, events & recommendations*
- *Local info & events*
- *Safety Checks & Ideas*

Welcome back and hope you enjoy reading the first 2021 edition of our LMEHA newsletter.

We like to share good news, reviews and local services, or if you notice something interesting around and about the estate let us know. Send your reviews and news and we'll include it in the next newsletter.

We aim to publish 3 newsletters a year – May, August and November. Please send copy to:

Tony & Catherine Graham at:

cgraham770@gmail.com

or drop us a hard copy in at 64 Mill Village – thanks!



Chairman's letter

1/3

Welcome to the latest edition of LMEHA's newsletter. Sadly, this will be my last newsletter as chairman of LMEHA after four eventful and fulfilling years, but this contribution does provide an opportunity to reflect on the progress the LMEHA committee has made on your behalf during my tenure.

The annual Service Charge (SC) account reviews have revealed many financial charging risks/anomalies where estate costs were being inadvertently assigned to the SC bill, e.g. the cost of Beaver management not being charged to the landlord, or not properly recovered, such as the utility bills associated with laundry not being recharged to Habitat House Keeping. In addition, our suggestions on bringing services in-house, such as grass cutting, will now bring about a material cost saving to the 2021 Service Charge. It's impossible to put an accurate number to the overall saving achieved by these LMEHA efforts, but I believe it to be at least £100-£200 per household.

Importantly, LMEHA has now established a detailed understanding of where the various estate costs are being incurred. We are now focused on working with the hardworking LME management team to ensure the medium to long term plan for estate repairs and refurbishment along with the ecology plan for the rural parts of the estate are fit for purpose, as it is the significant costs associated with these plans that define large components of the annual service charges.



Chairman's letter

2/3

Apart from the service charges, we have also had some other notable successes for our community. The installation of the Gigaclear optic fibre broadband simply would not have happened if it was not for the campaigning by LMEHA.

Another success is the victory LMEHA had with the Neighbourhood Development Plan (NDP) produced by Somerford Keynes Parish Council (SKPC). This plan provides the framework for all future construction within the SKPC and, as such, this includes the Lower Mill Estate. The NDP forms the primary reference document the planning authorities will check for any future request for planning approval for new properties on the estate. Whether by design or accident, our landlord submitted a plan of the estate showing the area where new houses can be built, i.e. the permitted development to be larger than the area of the original estate planning approval. Potentially, if this had been incorporated into the NDP it could have formed the basis of extending the developed area into the rural part of the estate.

I am also delighted to see the re-emergence of the LME community spirit that once thrived during the early years of the Estate. Being part of a community is one of the reasons many of us bought a property on Lower Mill. Certainly, lockdown seems to have worked wonders with re-establishing this spirit, as many that stayed on the Estate during the first or second lock down got to know their neighbours for the first time.



Chairman's letter

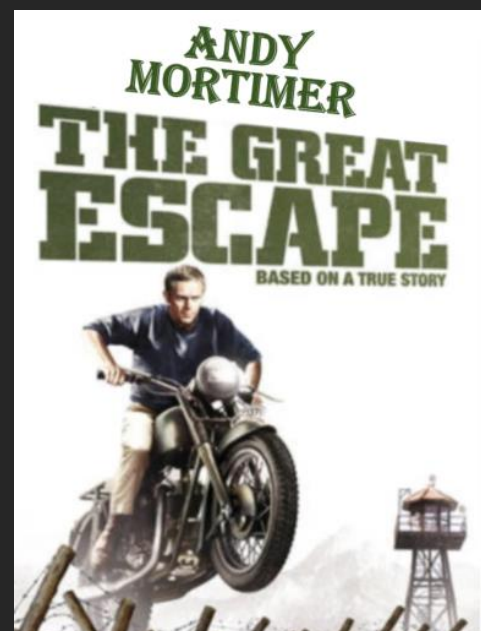
3/3

LMEHA recently held a meeting where future social activities were discussed. Lots of ideas were suggested and I have great expectations that as soon as the Covid restrictions are lifted fully we will be able to undertake an action packed calendar. We are hoping to hold the AGM on the 26th June in the Somerford Keynes village hall. This will be your chance to ask questions to both the LMEHA committee and the LME management team, and hopefully some of you will also choose to get involved in next years committee. For new homeowners on the estate, this is the great way to get to know other homeowners. If AGMs are not your cup of tea, then also on the 26th June, we will be holding a social drinks at the Spa in the evening. It's free, no tickets required, just turn up. And again if you are new to the estate, you will find this a good opportunity to meet your fellow homeowners.

None of the above would have been achieved if not for the efforts of the rest of the LMEHA Committee and for that I'd like to express my personal gratitude. I encourage everyone to engage with the LMEHA and play a role in our future.

So with that, it's time for me to sign off and I hope to see you all at the AGM, or the social drinks in the evening..... The only Cooler I want to see is the Fridge!

Andy





Social Events Have Your Say?

The lifting of the national restrictions means LMEHA can start to think about hosting social events once more. LMEHA had plenty of fun planned for 2020 before the terrible pandemic. We will ensure that any event is managed in accordance with the extant national Covid guidance. LMEHA will be emailing everyone over the coming weeks with a number of different ideas for safe social events. We will 'build back better' on the great community spirit that thrives at Lower Mill.

The inaugural event is the Chairman's drinks on the 26th June, which is open to all. We also hope to run the famous LME Summer Festival in August and, to that end, we have set up a short survey [LINK](#) to gauge interest. We are keen to hear from everyone about your thoughts or any concerns that might help guide us. The survey only takes 2 minutes and its timely completion would be truly appreciated.

We look forward to hosting some joyful events on 2021/22.

Stuart Lammin
LMEHA Fun Boss



Social event - Film Night

Provisional Planning

Open Air Film Night

3 July Saturday

Mill Village Green

7pm – Bring Picnic & Drinks

9pm – Film

Weather Dependent



LME MV Pool and Spa news

Spa news from Fiona:

We are pleased to welcome a new Spa Assistant Manager Stacie Jeffs who joined the team Tuesday 4th May.

We also have all new indoor pool furniture ready to put out 21st June fingers crossed.

And in light of Boris's recent announcement the steam room & sauna will be open from next week for guests over the age of 14 who have booked the indoor pool, we ask they be mindful of social distancing and one house hold at any time.

Fiona Slade

Spa Manager

WILDLIFE NEWS



Spring has started in earnest now at Lower Mill and the morning bird song is incredible. I heard my first cuckoo on the Estate last week. The wildflowers and invertebrates are a little later than normal due to the cooler weather but it won't be long until we see colour and activity everywhere.

The bird nesting boxes we put up a few years ago are in constant use – mainly by Great and Blue tits. Both of these feed their young beakfuls of spiders in the first few days of their lives, with day 5 being the peak demand from the chicks for spiders (there's been a study done to show this!). Their reliance on spiders year round is nature's way of keeping spider numbers down on the Estate.

I think we were all thinking that with the lockdown last year and fewer people being around that we would see a greater number of birds at Lower Mill. However, once our wildlife surveys could safely start again it was actually found that breeding birds across the site were slightly down on the previous year. Our top breeders remain Wren, Black cap and Blue tit.

Something that does appear to be increasing in number on site and was recorded breeding is the Cetti's warbler. These little birds may be hard to spot but they are ones that out of the blue let out a burst of loud and wonderful song for a few seconds and then go quiet. Take a listen on the RSPB website and then see if you can hear one as you go around the Estate.

WILDLIFE NEWS - cont'd



Reed warbler and Reed bunting are both lovely birds which, as their names suggest, are reliant on the reeds around the Estate. Monitoring these is one of our planning commitments and sadly their numbers were down a little last year too. However, hopefully this year will be better for them.

Our House martins also had a bad year but many migratory birds (swifts, swallows, sand martins) had an awful time last year on migration. Many were found dead on the streets in Greece after large storms exhausted them *en route*. You can read more about it here <https://www.theguardian.com/environment/2020/apr/10/high-winds-kill-thousands-of-migrating-birds-in-disaster-over-greece>. With such an incredible journey to undertake you can really help them out by keeping their nests up year round so that when they arrive exhausted they need only repair their nests rather than build them from scratch. You can also help by keeping their muddy puddle in Millstone Park wet by giving the water fountain button an extra push when you've refilled your water bottle.

Our tern rafts produced 6 Common tern young and 3 Black-headed gull young. Excitingly we also welcomed Great white egret onto site; heard Bittern booming and we had an Osprey stay around the Estate for a week on its way back to Africa. A few lucky people saw it feeding in front of their houses on Somerford Lagoon!

WILDLIFE NEWS - cont'd



The grounds team are giving the osprey nests on out platforms a bit of makeover and we remain hopeful that one day they will stay and breed.

There was lots of otter activity in Clearwater over winter too and there are daily signs of otters on the Estate, so do keep an eye out.

Dr Phoebe Carter

Chief Ecologist

pcarter@habitatfirstgroup.com

W: www.habitatfirstgroup.com

Oh dear.....Woody woodpecker has been trying to move into a house on Spinney Lake – needs To go and find a nice tree somewhere instead!





The Pusser's Review

The Bathurst Arms, North Cerney has been highly recommended by local media and TripAdvisor. On arrival it is hard not to be impressed by the number of outside tables and the funky Tipi for more sheltered dining. The pub works on a 'small plates' basis which can make eating costly if you do go for the recommended 3 small plates. The food itself was judged disappointing – fast food dressed up. Bizarrely we couldn't even get plain mayonnaise as they only did their garlic mayonnaise for the menu – felt pretentious, costly and sadly average.

Recommended as a 'Port in a Storm' but not for routine voyages.





The Pusser's Review cont'd

The Old Spotted Cow

The Old Spotted Cow at Marston Meysey had a friendly greeting and warm service. The Chick Pea and Beetroot Burger was highly praised by my accompanying vegetarian ruminator – we have been back to enjoy the pastures. The Prawn Scampi was good pub fare. The pub garden provides a relaxing atmosphere and is a good base for a village walk.





The Pusser's Review cont'd

Ballihoo – LME

Two years ago Ballihoo ended the Pusser's wife's liking of any pizza – after being served a soggy tasteless splat. 2021 was a different experience entirely – great pizza and chips. My lamb burger was solid and satisfying – just needing a big dollop of tasty sauce. We chose a quiet and sunny day so service and atmosphere were also great. Ballihoo is suddenly worthy of consideration before you reach for the car keys.





LMEHA

-owner news, reviews & info

Fun activity on the Estate.....

Hello!

My name is Kaena Wasley and I'm doing my bronze DofE. For my volunteering section I am fundraising for Barnardo's, specifically doing treasure hunts. Lower Mill is the second location where I have set one up and I really hope it's as successful as my first one (in Kenilworth), as all the money goes to an amazing cause. If you do choose to complete it, your group/family will be put in a prize draw! I hope you consider it and if you do give it a go, I hope you enjoy it!

Details on how to sign up are here:

<https://kaena5.wixsite.com/kenilworthhunt>

Thank you!

Local Council News - from Graham Valentine.....

The Somerford Keynes Neighbourhood Development Plan (NDP) was approved in the referendum by 217 votes for and 20 against. The NDP will have an effect on future developments in Somerford Keynes (including LME)

Full details on the LME and Somerford Keynes Parish Council websites.



LMEHA

- owner news,
reviews & info

Need help with renting out?

Are you currently renting out your home on LME or thinking of doing so? At the beginning of 2020 we appointed Cotswold Sleeps to manage our LME house, and despite it being a tricky year, we have been so pleased with the service we have received from Amy and Suus (as well as the bookings!). They spend a lot of time at the house making sure everything is just so, have a great relationship with the cleaners and maintenance team, and are quick to respond and resolve any queries or issues.

They're a breath of fresh air! We've already had repeat bookings which I'm sure we all aim for. Visit

www.cotswoldsleeps.com

for an overview of their business and properties, they would love to hear from you.

Recommendation from Ron Hudson



LOCAL INFO & EVENTS

**B
A
R
N
theatre**

A RUSSIAN DOLL

A true story, this new play follows twenty-something Masha as she becomes embroiled in the world of data and deceit as a member of Russia's disinformation campaigns during the EU referendum.

RUN TIME: 1hr 15mins

AGE GUIDANCE: 12

DATES 18.05.21 - 12.06.21

JEEVES & WOOSTER IN PERFECT NONSENSE

A new play from the works of PG Wodehouse. Three actors hurl themselves from role to role as they race to tell the story of Bertie's own farcical adventures.

RUN TIME: 2hrs 20mins

AGE GUIDANCE: 6

WRITTEN BY: The Goodale Brothers

THE BARN THEATRE

5 Beeches Road
Cirencester GL7 1BN

info@barntheatre.org.uk

Box office: [01285 648255](tel:01285648255)

Or: boxoffice@barntheatre.org.uk

Local info & events - Family outing options

Two days, 100 acres, hundreds of attractions and tens of thousands of visitors – the Cotswold Show is now one of the most popular on the regional Country Show calendar.

Saturday 3rd July 2021

9am-6pm

Sunday 4th July 2021

9am-5pm



Open Air
Film Show



CIRENCESTER PARK,
CIRENCESTER
PRETTY WOMAN
08 JUL



LOCAL INFO & EVENTS



Westonbirt House Summer 10k – finishing in the bar
Friday, July 23, 2021. 19:30

The event based at the beautiful Westonbirt House will see competitors take on the accurately measured 2 lap course, finishing directly in front of the stunning stately home.

Less sporty?..... then maybe consider

Westonbirt House Shopping Fair

The Westonbirt Shopping Fair will be back at Westonbirt School House on Wednesday 27th and Thursday 28th October 2021 from 10am to 4:30pm

Cotswold Show

3 & 4 July

Cirencester Park

The Wurzels

30 July

Bingham Hall Trust

Phoenix Festival

28 & 29 August

Abbey Grounds Park

Cirencester

Kate Bush-Ka

25 Sept

Sundial Theatre

The Bowie Extravaganza

2 Oct

Sundial Theatre



Cotswold Lakes Trust

The Cotswold Water Park Trust, the charity dedicated to the conservation and enhancement of the **Cotswold Water Park**, has announced a change of name. It is now called **Cotswold Lakes Trust**, to better reflect the broader range of its work.

Some local events have been planned:

Outdoor Cinema at Riverside Park

Cotswold Lakes Trust has teamed up with The Alfresco Film Company and will be holding two outdoor cinema events on 29th and 30th July. The classic films, Jurassic Park and Mamma Mia will be shown at our Riverside Park site in Lechlade. Tickets can be booked directly on www.alfrescofilm.co.uk



Cotswold Lakes Trust cont'd



The BIG June online Auction and Prize Draw

Cotswold Lakes Trust is holding an online BIG June Auction and Prize Draw, the first of a number of events which is part of its five year fundraising appeal. Tickets for the prize draw are available online at £5 each from 1st June with prizes including sporting activities, entrance tickets and meals within the Cotswold Water Park. Online bids for the silent auction open on 1st June and close on 13th June.

See www.waterpark.org for more details.

Money raised from the Auction and Prize draw will go towards Cotswold Lakes Trust charitable activities in the Cotswold Water Park.

Registered Charity 1120518.



Safety Check Ideas

Area	Sample Safety Checks
Fire	Fire Extinguisher – easy access? large enough? in date?
Fire	Has cooker vent been cleaned? does it exhaust externally?
Gas	Has boiler been recently serviced by registered engineer?
Electrical	You could need to PAT test for renting?
Water Safety	Are lifejackets the right type? Are they good condition?
Glass Bannister	Ensure non-rusting fixings for glass (rust expansion causes glass to crack)
Emergency Readiness	Does the household know what to do in different emergencies?
Chimney	Has Chimney been swept?
Boiler	Does it meet current regulations?



Safety Check Ideas

Area	Sample Safety Checks
Water	Returning after long absence then remember to run taps to remove stagnant water.
	Recent 'incidents' on the Estate have encouraged this broadcast of simple safety checks
	Think Safety
	This list is not meant to be comprehensive just helpful
	Think Safety
	Please conduct your own routine safety walkabouts and checks
	Think Safety

Think Safety