

# BLACKBOURNE & WESLEY-TAVERN MANAGEMENT ASSOCIATION

## Report to EPC on meeting held 5<sup>th</sup> January 2026

17 Members attended at Wesley and the following matters were among those discussed:

- Nadia Tunmore, the Wesley / Tavern General Manager who takes up her post on 1<sup>st</sup> February, has expressed an interest in working with Peter Hancock who has begun work on specifying the twin illuminated external signs proposed to be post-mounted at either entrance.
- The insurer of the sub contractor who inadvertently ripped up some ground source collector pipes at Blackbourne in February of last year have finally confirmed their, 'possible interest', as public liability insurers for the company concerned. Council's insurers have confirmed that, should all else fail, there could be a claim for the invoiced costs but not for ancillary losses such as the business interruption element and admin. time.
- Efforts continue, advised by the ecology consultancy which surveyed Turners' Field and provided the professional assessment of the biodiversity net gain requirement, to devise a land allocation profile which allows the provision of community recreation land whilst retaining on-site sufficient appropriate area to balance the assessed diversity deficit. The clear objective is the provision of a large grassed area suitable for community sport & recreation with the remaining land dedicated to diversity gain by way of such as wildlife / conservation area with footpath access.
- The Treasurer's Report showed overall receipts continuing to increase year-on-year with the Blackbourne contribution lagging due to the fall-off in corporate bookings following Covid which established more options for remote working rather than meetings-in-person. Meanwhile, Wesley continues to have difficulty coping with booking pressures and, across the board, children's parties are increasingly popular. In light of the contribution which the new solar collection and storage at Blackbourne is anticipated to make to reducing the otherwise inevitable increase in running costs, it was agreed to set only minimal increases to booking rates for village organisations and individuals at 2%, & 4% respectively whilst maintaining the 7% uplift, as last year, for external bookings.
- The Meeting noted the large and enthusiastic turnout for the carol service which served as an early example of the burgeoning Wesley / Tavern partnership. The event provided an opportunity for the community to glimpse, for the first time, the inside of the refurbished & extended Tavern and to meet with Nadia Tunmore who will be General Manger of both venues. Feedback on the new premises was 100% positive.
- The Meeting welcomed the initiative to offer a monthly 'Repair Café' event at Wesley as a useful community service and another opportunity, as with the established Digital Support sessions, to have new faces introduced to Wesley offering further opportunities for community interaction.
- Members noted that works on the refurbishment and extension to the existing junior play area at Crown Mill are scheduled for late January and that the final specification for the pre-school/toddler facility is awaiting final input from the residents who have been meeting with the Council's working party.
- The ground source heat pump collector network at Wesley has developed a brine leak which reduces the system pressure and, consequently, efficiency. The problem will lie at the interface of the feeder pipes with one of the 5 the collector chambers. These lie under the car park and excavation will be needed to identify the problem unit. Arrangements will be made which minimise the disruption to parking. The Chairman, advised by Peter Hancock, is looking at recompense for what is a Latent Defect.
- Progress on the Tavern project was reported as being within the scheduled time line for an Easter opening. The groundworks are making dramatic progress and some 17 other fitting-out aspects are in hand with various sub-contractors. It was suggested that the decision to keep project management in-house has saved some £70k+ on the eventual cost, recognising the very considerable workload on the part of Councillors and others that are making this possible.