

**Bakers Mill
Community Association**



Welcome Pack

2016

WELCOME TO BAKERS MILL

Dear New Resident

We hope you will enjoy living on this beautiful and unique development.

This welcome pack has been put together by the Bakers Mill Community Association (BMCA) to provide new residents to our development with some practical information to help you get settled in.

Every resident and business of Bakers Mill contributes to the upkeep of the grounds, mill race, riverbank and the culvert linking the millrace to the pond. In addition, residents of leasehold properties (such as Bakers Court, Meadow Court and Wood Court) pay an additional fee for the upkeep and cleaning of the buildings.

The care of the estate involves community participation and we welcome your active participation in this regard, to help keep Bakers Mill a fantastic place to live.

Kind regards,

Bakers Mill Community Association (BMCA)

BRIEF HISTORY OF THE DEVELOPMENT

Bakers Mill had been a working mill site for over 900 years. The Bakers bought the mill in the 1850's and remained the owners until selling the mill in 1999. The fifth generation of the Baker family still reside at Mill House.

Development by Barratt Homes commenced in 2006 with the final phase, the building of the detached homes at the far end of Dove House Meadow, being completed in May 2010.

LOCAL FACILITIES

Local Shops and Pubs:

There is a Co-op convenience store on Canhams Road and another in the Drift, both about ½ a mile away and a Sainsbury's and Waitrose in town. There are three pubs on the Bures Road, the Five Bells, The Brook and the Kings Head.

Local Transport:

Local buses to Sudbury run along the Bures/Cornard Road and Head Lane

Sudbury – Great Cornard – Sudbury	No 5 (operated by Beestons)
Sudbury to Colchester	No 754 (operated by Chambers)

Full timetables are available from the tourist information centre located in the library in Sudbury.

A frequent rail service runs from Sudbury station to Marks Tey where you can change for the trains to London, Colchester, Norwich, Clacton or Ipswich – and stations in between.

River Stour Trust:

The River Stour Trust is a registered charity set up in 1967 to promote the river Stour as a navigable waterway. Their main base is at the Granary, located within Sudbury but their visitor and education centre is located within the Bakers Mill development. Throughout the summer, river boats provide trips from the granary as far as Cornard lock, or as far as the Henny Swan pub and restaurant. Boats may also be hired for special occasions such as weddings.

Cornard Country Park:

Within a short walk or car journey is the Cornard Country Park, providing a lovely mix of open spaces and woodland walks (the bluebells are amazing!).

ESTATE MANAGEMENT

The estate is managed by HML Ashton Chater and payments can be made by cheque or direct credit to their dedicated bank account for Bakers Mill. Note that the road, pavement and street lighting are the responsibility of the Council.

The estate was previously managed by Homes & Watson until they were acquired by HML Ashton Chater in May 2016 and the contact details remain:

Tel: 01277 355200
E-mail: property@homesandwatson.com

USEFUL CONTACTS

Useful Contacts

Babergh District Council:
Corks Lane, Hadleigh, Suffolk, IP7 6SJ
General Enquiries: 01473 826622
www.babergh.gov.uk

Beestons Bus Services:
Telephone: 01473 823243
Web: www.beestons.co.uk

HC Chambers:
Telephone: 01206 769778
Web: www.chambersbus.co.uk

Neighbourhood Watch contact: nwatch@bakersmill.co.uk

Further Information

Should you need any further information, please don't hesitate to contact anyone on the committee!

Glossary of Terms:

HML (HML Ashton Chater)
H&W (Homes & Watson)
RST
BMCA
BDW Trading Limited

Management Company
Previous Management Company
River Stour Trust
Bakers Mill Community Association
Also known as Barratt Homes. They built the development and are the current freeholders of the land

RESIDENTS' RESPONSIBILITIES

Refuse Collection:

The collection of recyclable and general household waste is alternated each week and is collected on a Monday morning, normally before 8.00am.

Leaseholders – **Household Waste:** Refuse should be properly contained in appropriate bags and placed in the green/grey bins in the bin store. **Recycling:** Refuse should be placed loose in the blue bins in the bin store. There are special bins designated for glass. Details of what rubbish is accepted in the blue recycle bins can be found on the Babergh website:

<http://www.babergh.gov.uk/waste-services/household-waste-and-recycling>

Meadow Court: Bin cupboards one and two are for household waste and bin cupboard three is for recycling, including glass.

Please do not leave large items loose in the bin stores as they will not be collected by the local authority as part of their usual collection.

Car Parking:

Cars should only be parked within designated bays in the parking areas. This is to allow access for emergency services, delivery lorries and refuse trucks. Individual properties have specific spaces allocated and this will be shown on the transfer documents and be confirmed by your solicitor.

Note that certain restrictions apply to residents in **Bakers Court**, in respect of how the allocated spaces for each property may be used, and that residents must not park in general visitors' spaces as these are temporary parking for people visiting residents of 7 -30 Bakers Court who have an official visitor permit. Parking is limited to 12 hours, with no return to any visitor space with 24 hours. Parking without permits is not allowed. This helps to make our community work for everyone.

Parking in **Meadow Court** is monitored by UK Parking.

The road on the estate is the responsibility of Suffolk County Highways and as such is a public highway and therefore providing a vehicle is taxed and the owner is abiding by the Highway Code a car can be parked anywhere on the road (although not on footpaths/pavements) as long as it is legal to park there and does not cause an obstruction to pedestrians and road users.

Launching of Boats:

The launching and landing of boats is prohibited from the riverbank. The nearest launching points are at the Granary and The Henny Swan. Members of the RST are permitted to launch boats from both the Granary and the Visitor Education Centre here at Bakers Mill.

BAKERS MILL COMMUNITY ASSOCIATION (BMCA)

The Association was formed in 2007 with two main aims:

- To provide a collective “voice” to the residents of Bakers Mill when dealing with the management company and the developer
- To help build a community in what is widely agreed to be a unique development within the Sudbury area

Since its formation, the Association has achieved the following:

- Influential in appointing the new management company, Homes & Watson.
- Actively worked with the management company on the selection of contractors for the estate management.
- Liaised with the developers to resolve snagging issues.

The Association continues to:

- Monitor the work being carried out by contractors and have regular meetings with the management company.
- Organise regular social events to which all residents are invited.
- Endeavour to act in the best interests of the residents who live at Bakers Mill.

The Association has a main committee with specific roles of chairman, vice chairman, secretary and treasurer. There are subcommittees for the leaseholders, grounds, finance & management and social events. The annual general meeting is held once a year where the officers of the association are elected by the residents.

The Community Association is funded by inviting residents to become a “friend of Bakers Mill”, by donating a minimum of £5 annually to help fund the various activities. All members provide their time free of charge and often pay their own expenses. Past expenditure has included the purchase of the necessary tools to reduce the height of the River Stour Trust fence, commissioning an independent survey into the condition of the riverside path, provision of a notice board and funding the hosting costs of the website.

To become a “friend” of Bakers Mill, contact the Treasurer on 01787 881536, pop along to 83 Dove House Meadow or email treasurer@bakersmill.co.uk.

If you are interested in becoming a committee member, please contact one of the committee members.

The current committee members can be contacted using the following email addresses:

Chairman:	chair@bakersmill.co.uk
Vice Chair:	vicechair@bakersmill.co.uk
Secretary:	secretary@bakersmill.co.uk
Finance and Management	Phil@orfordps.plus.com
Grounds	Phil@orfordps.plus.com
Treasurer/Membership Secretary:	treasurer@bakersmill.co.uk
News and updates	news@bakersmill.co.uk
Social events	social@bakersmill.co.uk

Further details of committee members can be found on the website, www.bakersmill.co.uk. From the website you can find out the latest news, download copies of committee meeting minutes and view photographs of recent social events.