



Bakers Mill Community Association Information & Welcome Pack

Welcome to Bakers Mill

Dear Resident,

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

This welcome pack has been put together by the Bakers Mill Community Association (BMCA) to provide existing and new residents to our development with some practical information to help you get settled in and an insight into the fascinating history upon which this development is founded.

Every resident and business of Bakers Mill, through a service charge levied by the management company on behalf of the freeholder(s), 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)

A 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.



The Bakers Mill Committee

Bakers Mill has their very own committee, the BMCA (Bakers Mill Community Association). The object of the association is to ensure the maintenance of areas such as the communal areas; Mill Race, Culvert, and the walkway and as such the BMCA liaises with many different authorities including district council authorities, statutory bodies, local councillors, housing organisations and other local voluntary groups. The views of the members are communicated to such bodies, reporting back to members and residents.

The committee does it utmost to ensure the maintenance and to bring about improvements in the Bakers Mill area.

The Association hold an Annual General Meeting every twelve months which we encourage as many residents to take part in. Dates of the meeting are highlighted in the Bakers Mill Newsletter and on the Bakers Mill Facebook page.

Membership of the Association is available to all residents who live at Bakers Mill Estate, also to landlords, occupiers of businesses in Bakers Mill, the River Stour Trust, and the occupiers of the Mill House, who are all located at Bakers Mill.

If you wish you can read the full constitution of the Bakers Mill Association Committee on our website: www.bakersmill.co.uk

We give our time freely and welcome ideas and help to continue to make Bakers Mill a beautiful and peaceful community to live.

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.

The Bakers Mill Committee

BAKERS MILL COMMUNITY ASSOCIATION (BMCA)

Since its formation, the Association has achieved the following:

- Successful negotiation with Barratt Homes for the recovering of the riverside path, at no expense to residents
- Successful replacement of ineffective management company with one more willing to actively engage with the BMCA
- Provision of appropriate signs for the development, including those to help visitors to properties in Meadow Court
- Provision of notice boards in lobbies of all apartment blocks
- Provision of notice board at entrance to Bakers Mill
- Continual monitoring of spending by the appointed management company to ensure agreed budgets are adhered to wherever possible
- Arranging regular meetings with the appointed management company to discuss outstanding issues
- Working closely with the appointed management company on budgeting and planning
- Close liaison with HML and accountants to ensure that the Annual Accounts present a true and fair view of the Estate finances.
- Regular walk rounds of the development to identify areas requiring attention
- Meetings with the Suffolk Wildlife Trust to ensure a sympathetic approach to grounds management
- Ensuring the play area is regularly inspected and dangerous play equipment is removed or replaced
- Liaison with the various authorities regarding the riverside path connecting to the Sudbury Meadows
- Active supervision of the contractors to ensure the grounds are kept neat and tidy and new planting is undertaken where appropriate
- The continual clearing of weed from the mill race to ensure adequate water flow
- Reporting of anti-social behaviour or contravening of leasehold agreements to the appropriate bodies, such as the management company or housing associations
- The production of a regular update, keeping residents and non-resident owners informed of what is going on at Bakers Mill
- The creation of a web site providing useful information
- The creation of a Information and Welcome Pack for new and existing residents, providing useful information

Continued.....

The Bakers Mill Committee

- An active social committee organising various events including twice yearly quiz nights. Previous social events have also included a talk on the history of the Bakers Mill site, a talk on the local silk mills, a cheese and wine evening, a trip to the pantomime, picnic on the green, and a MacMillan Coffee Morning
- The establishment of reserve funds to ensure the cost of planned work involving significant expenditure, such as internal and external redecoration, can be spread over several years
- The establishment of double-yellow lines on the entrance to Bakers Mill to aid safety
- The successful negotiations with Barratt Homes for compensation in respect of design and build deficiencies to some of the roofs of Bakers Court
- The successful negotiations with Barratt Homes for the payment of £15,000 in respect of void charges. These relate to service charges that should have been paid by the developer on completed but unsold properties
- Achieving agreement from the management company that repairs less than £200 can be organised directly by the BMCA rather than waiting for approval. This has enabled the speedy resolution to such items as non-working external lights, broken bin store locks and provision of additional signage
- Agreement with Network Rail for the safe removal of diseased trees which are on our land near the level crossing, at no cost to residents
- Managing the time consuming and complex task of obtaining permission to trim all the trees for which tree preservation orders exist
- Installation of cigarette bins on the outside of apartment blocks and arranging their emptying plus litter and dog litter bins across the Estate to keep the area as tidy as possible.
- Managing the processing of appointing an alternative parking enforcement company
- Actively ensuring that all apartment blocks are inspected for fire safety following the Grenfell Tower tragedy and regularly inspected thereafter.
- From a start of zero in 2009 BMCA has helped ensure a strong financial future for Bakers Mill by careful budgeting and cost management to a position where our overall capital now stands in excess of £77k.

The Bakers Mill Committee

BMCA have worked hard to keep residents service charges to a minimum. Taking all the above into account we believe that since 2009 we have saved £60k, which we feel is a worthy achievement and we hope you appreciate our efforts.

The committee always welcomes input from residents and you will find contact information of various committee members on the Bakers Mill website: www.bakersmill.co.uk

If you would like to join the committee or have any feedback for us please email treasurer@bakersmill.co.uk

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.



Welcome to Bakers Mill

The Community Association is funded by inviting residents to become a “friend of Bakers Mill”, by donating a minimum of £10 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 notice boards 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 details addresses:

Rebecca Mansbridge, Chairman:

news@bakersmill.co.uk, 83 Dove House Meadow – 01787 881536

Richard Robbins, Vice Chair:

grvrobins@btinternet.com, Holgate House, Hall Street, Long Melford

Mike Fitzmaurice, Secretary

Glen Mansbridge, Treasurer:

treasurer@bakersmill.co.uk, 83 Dove House Meadow – 01787 881536

John Bocking, Social Committee:

07880 724683

Ronnie Hall

James Wicks

Emma Freeman

Craig Trevain

Welcome to Bakers Mill

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 to Great Cornard No 91 (operated by Beestons)

Sudbury to Colchester No 753/754 (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.

For a timetable go to: www.greateranglia.com

The Natural Environment

The 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 return trips from the Granary to Cornard lock and also to the Henny Swan pub and restaurant. Boats may also be hired for special occasions such as weddings.

Launching of Boats:

The launching and landing of boats is prohibited from the riverbank. Contact the RST for details on permissible launching sites:
administrator@riverstourtrust.org

River Walk into Sudbury Town:

As part of the Gainsborough trail you can now walk alongside the river from a path at the end of Dove House Meadow to Friars meadow.

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!). There is also a weekly park run to enjoy.



Welcome to Bakers Mill

RESIDENTS' RESPONSIBILITIES

Refuse Collection:

The collection of recyclable and general household waste is alternated each week and is collected on a Wednesday 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.

Welcome to Bakers Mill

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.

Welcome to Bakers Mill

USEFUL CONTACTS

River Stour Trust (RST)

Contact: Catherine Burrows administrator@riverstourtrust.org

Babergh District Council:

54, Ipswich Street, Stowmarket, Suffolk IP14 1AD

General Enquiries: 01473 826622

Web: www.midsuffolk.gov.uk

Beestons Bus Services:

Telephone: 01473 823243

Web: www.beestons.co.uk

HC Chambers:

Telephone: 01206 769778/564581

Web: www.chambersbus.co.uk

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.

Tel: 01277 355200

E-mail: info.Romford@hmlgroup.com

Further Information

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



The History of Bakers Mill

We live in a beautiful area that has much history surrounding it. Great Cornard has been occupied since pre-history, with evidence of Palaeolithic, Bronze Age and Roman settlements in the parish. The village and its watermill are both accounted for in the Domesday Book within the Manor of Cornearth.

For generations the River Stour that runs alongside our developments of homes, occupied a central position in the lives of people living on its banks, both in work and play. It is one of the most attractive rivers in the country, winding through a wide pastoral and wooded valley past towns and villages of great beauty and with many historical associations. Constable, Munnings and Gainsborough all created impressive paintings of the river Stour.

During the reign of Queen Anne in 1705, an Act of Parliament was passed making the River Stour (Stour) navigable from Sudbury to Manningtree.

Between 1705 and 1713, work was undertaken to enable passage for barges, boats, lighters and other vessels. Horse-drawn barges operated on the River Stour carrying cargo up and down the river including bricks, grain, flour, manure and coal giving access to London via the Thames. The River Stour is around 72 miles in length, and 24 miles from Sudbury to the sea.

In 1849 a railway line was built linking Sudbury to Colchester and this heralded the demise of commercial river traffic which had ceased by 1914.

The Baker family came to live at Cornard Mill, as it was then known, in 1851 when Edward Baker bought the watermill and adjoining land in an auction at the Kings Head pub at the top of Mill Tye. He came from a long line of millers and had latterly rented Hall Mill in Long Melford. Edward bought Dove House Field in 1873 for £485.

The business began to flourish under him and his successor, Sydney Baker, who in turn left his own mark when he upgraded the flour milling plant and built the 'New Mill' in 1911.

The History of Bakers Mill

This building is now converted to offices and like most of the old mill buildings, has been constructed with local 'Suffolk whites', kilned at Ballingdon near Sudbury, which were most likely brought downriver by barges. Sydney had four sons who all went into the milling trade, but not at Cornard. Geoffrey and Hugh Baker were to develop this business and eventually diversify into animal feed and pet food. The production of fish food diets for trout and salmon farms and then the production of dog food began after 1968 when the flour milling business ceased at what by then was known locally as 'Bakers Mill'.

In time the whole of the estate as we now know it was used for the production and distribution of pet food and indeed the company was to receive the Queens Award for export in 1988. A sister mill, Green Bros, which had been acquired in 1943 at Maldon in Essex was to continue the family traditions of flour milling. The family business of Edward Baker Ltd was sold in 1989 to Harrison & Crossfield who continued production at 'Bakers Mill' and at the family's Chilton factory. They in turn sold out to Purina which eventually was taken over by Nestle who closed the Cornard site in 2005 and sold it to Barratt Homes.

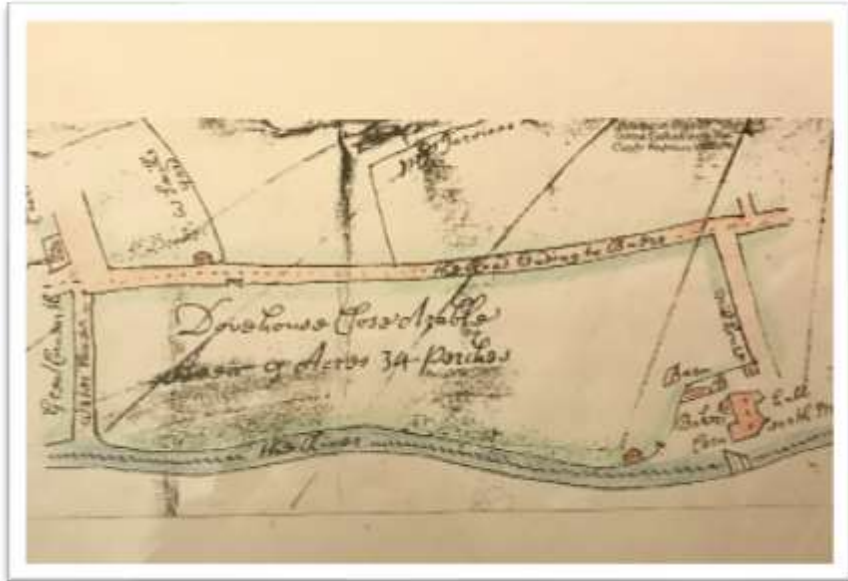
Demolition of the former factory site then took place, except for the older buildings which were later refurbished for offices. The Baker name continues to this day on a well-known dog food still produced at Chilton, whilst the Maldon flour mill now produces flour for Carrs Milling, part of Northern Foods. At the time of writing Geoffrey Baker's son is still resident at the Mill House, having worked in the family flour milling business until 1990.

In 1978 Edward Baker Ltd gifted land to the River Stour Trust for the eventual construction of a new navigation lock. Cornard lock became one of the very first millennium projects part funded by the Heritage Lottery Fund. It is now possible to cruise past Bakers Mill in one of the Trust's electric launches, or even in a restored lighter, from their headquarters at the Granary in Sudbury. Trips pass through Cornard lock to the Swan pub at Henny about 2 miles further downstream. Visitors often remark on the number of willow plantations in the valley and it may be of interest to know that these trees, adjacent to the river, are extensively grown just for making cricket bats.

The History of Bakers Mill

Map of Dovehouse in 1686.

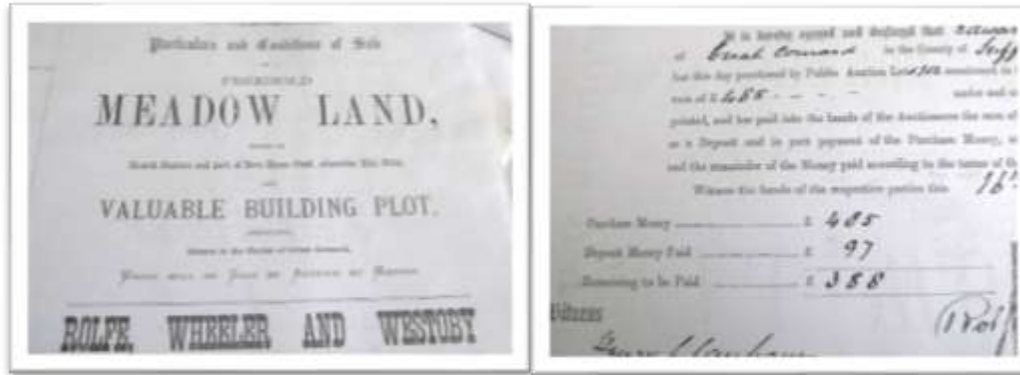
Great Cornard Church is on the top left of the map.



Bakers Mill in the 1960's



Details of Meadow Land and receipt



The History of Bakers Mill

Commencement of building following demolition after 2005



The lock site is to the left of the 'mill race'.

