



Edmund Park Newsletter October 2020

I looked back at last October's newsletter earlier and noticed that I'd asked if the children were enjoying being back at school and how you, as parents had survived the long summer holiday. Who would have thought a year later the children would be going back to school after a break of 6 months? I hope everyone has coped and is coping well. There is support out there for people who feel that this year has exacerbated their problems with depression and anxiety. The MIND website at mind.org.uk has some useful information and you can access confidential support by calling the Infoline on 0300 123 3393.

Where am I?



A different way of looking at Frome

Answer on the last page

Edventure

7 students at Edventure Frome plan to establish a community start up to help people get on their bikes more often. They have fundraised over £2000 for the idea and have acquired the electric cargo bike below (pre facelift), but before they can start in earnest they need to discover what the people of Frome need! Your responses to this survey will be crucial in forming the final product, so please share far and wide!

Hello everybody! I am part of Edventures 15th community start up course, and previous courses have set up the library of things and the community fridge. We're hoping to help connect more people in Frome with cycling, but the final shape of it needs your input!

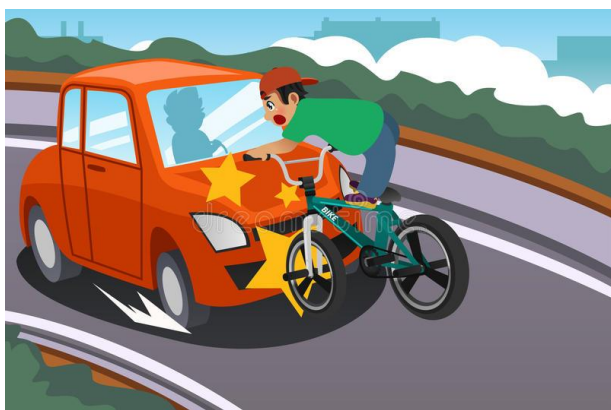
What're your ideas? What do the people of Frome need? Please fill in our survey and let us know.

Jacob

<https://forms.gle/bForxa5U7heQB1YF8>



Kids on their bikes



A few residents have been in touch with me about the children cycling around the estate without taking care that they don't end up like the cartoon alongside! I've had a near miss myself with a child that cycled straight out of Bluebell Road into Rosemary Way without looking and almost straight under my car. She would definitely have come off worse. No one wants to stop the youngsters enjoying themselves, especially after these

last few months but there're a lot of large vehicles back and fore on the estate, plus an increase in white van men as so many of us are shopping on line so please remind your kids to take care on the roads and the pavements too. That person reversing out of their drive might not spot them hurtling along the pavement.

Ladies get yourselves fit



Has Lockdown exercise been Diddly Squat? Are you piling on the pounds? Frome Fit Zone is a ladies' only gym about a ten minute walk from Edmund Park. Parking is free – if you can't face that walk at the moment. A weight and measure service is offered and the exercises are based on equipment that you circuit, spending 30 seconds on each one, with a 30 second gap before you move on to the next. If you're interested check out their website www.fromefitzone.co.uk and then ring 07307 207585 or email fromefitzone@gmail.com and book your first session.

Rubbish and recycling

I'm making no attempt to advise you on which days the rubbish recycling will be coming to your street after the debacle in August, suffice to say that we will all eventually be provided with a bright blue bag for even more recycling. Still it does mean that plastic pots, tubs, trays and Tetra Paks will be recycled in future which can only be advantageous and we'll be "doing our bit" for the environment. Green and black recycling boxes, and food waste bins can be ordered for free from somersetwaste.gov.uk/recycle-more. I think you'll probably have to pay for wheelie bins but I could be wrong. General rubbish (black wheelie bin) will only be collected every 3 weeks in future. About 1/3 of us will have a new collection day and will be sent a collection day calendar 3 weeks before the new service starts. Sign up for some exciting reading material, an e-mail newsletter, from the above website! The bright blue bag will signify that things are about to change.

Moving on from rubbish collections to keeping the lay by near ASDA clear, 3 people volunteered to go on a rota for this when I raised it last month. I'm suggesting a weekly rota to them. If anyone else gets the urge to help out please do let me know and we can share the load.

Spectacularly spooky Window Wanderland planned for Frome



Despite unprecedented times, Frome residents won't be missing out on Halloween festivities this year as Frome Town Council are working with Frome Window Wanderland to give the town a Covid-safe alternative to trick or treating over the Halloween weekend.

The organisers are keen to bring a smile to locals faces by encouraging as many people as possible to make a colourful Halloween, Day of the Dead, Divali, Fireworks, or autumn themed display in your window, house or front garden.

It's also a great opportunity to check in with your neighbours and create an impressive street display. You can still dress up and go for a wander around your local area after dark and see all the wonderful windows, but please stay in small groups of no more than six and follow the latest government guidelines regarding social distancing at all times.

Getting involved is free and everyone is welcome to take part, displays can be made in the windows of your flat, house, business, school, nursery, car, campervan, shop – or in your front garden. They can be as low key or adventurous as you like, from fairy lights to full



displays or performances as long as it's family friendly you're on to a winner. As we head into autumn the days feel shorter and evenings get darker earlier which can lead to some people feeling isolated or less positive. Help bring some cheer to the streets by creating a trail of lights across the Town. With Frome Town Council's support the Neighbourhood Network Group is offering resources to ensure as many people as possible can mark the occasion, if you would like to receive a pack for your street email hstopford@frometowncouncil.gov.uk

The special event will be taking place from Saturday 31st October to Sunday 1st November from 5.30-8.30pm. To take part you simply need to add your weird and wonderful window to the map and receive a

welcome pack with lots of inspiring ideas to get you started by visiting www.windowwanderland.com/event/frome-2020-oct/. If you have any questions please email fromewindowwanderland@gmail.com

This sounds like a great idea and I'll send out more information as I receive it

Discover Frome

In spite of everything at this difficult time for us all Discover Frome www.discoverfrome.co.uk continues to inform us of what's to see and do in our town and what's new. This month they're highlighting the new businesses that have set up at the station, which is fast becoming home to an eclectic mix of businesses – and for us isn't too far away.

Lungi Baba's – authentic South Indian thalis <https://www.lungibabas.com/>

Hesperian Fish – fresh caught fish to purchase and light bites www.hespeerianfish.co.uk

Rye Bakery – freshly baked bread and pastries as well as locally sourced meat, dairy & organic veg www.rye-bakery.com

Milk Station – Tytherington Milk Station has installed a vending machine <https://www.facebook.com/tytheringtonmilkstation/>

Body Basics – If all of that lovely food has helped pile on the pounds then burn off some calories at Body Basics www.fitness@bodybasics.com

Sweet Bee Organics – last but not least a wellness company selling organic products which are made at the station but currently only sold online.

<https://www.sweetbeeorganics.co.uk/>

Site News

Travel Plan

The unknown at this stage is still our Travel Plan (Appendix 1 of the S106 document) which focusses on sustainable development and green travel choices. Our Travel Plan was simply forgotten and recovery is very slow. Those concerned, Persimmon, Jubb and SCC, are struggling in the current climate but I'm keeping in touch with them and eager for news of some significance.

Covenants

I'm certainly not trying to preach anything with this article but the subject of property covenants came up recently on a Facebook Edmund Park page. We've had personal experience of not adhering to them, so I thought I'd share what I know.

When we came to sell our previous property, we were asked by the purchaser's solicitor to confirm that the covenants, as listed in the TP1, had not been breached. The solicitor gave us a copy of the covenants and we realised that we had unknowingly breached one when we added a car port to the side of the house. I contacted the original 'seller', identified on the TP1 (turned out to be Charles Church), as it stated elsewhere in the TP1 that the seller should have been contacted to allow the car port. I failed to get a response from them within the time allowed (for the sale) and I asked my solicitor about indemnity insurance should there be any repercussions. Unfortunately, as I had contacted the seller to try to fix it myself, an indemnity insurance could not be issued (I should have kept quiet!) - so I presumed we were a bit stuck. We were lucky though as the purchasers stated that if there were any repercussions, they would simply remove the car port as they did not need it – phew!!

So how do you find your covenants? You need to find your TP1 (Transfer of Property) document which should have reached you from your solicitor/conveyancer. If you can't find it, I understand that the Land Registry can help. I've added the covenants on our property, for information, and as it's reasonable to assume they'll be much the same for all properties here.

For details of the covenants please see the addendum at the end of the newsletter

As if there's not enough to worry about....



Well it makes a change to waiting for a covid-19 vaccine

Hatching, matching and dispatching

If any of you have to deal with any of the above then you might find these useful:

www.somerset.gov.uk/births-ceremonies-and-deaths/register-birth Child benefit and Universal Credit can still be claimed while you wait to register. See www.gov.uk/child-benefit/how-to-claim

www.somersetweddingservice.org.uk

www.somerset.gov.uk/register-a-death

Neighbourhood Network Group

Neighbourhood support networks have been springing up all over Frome since lockdown due to Covid-19 and now there is a move to map all the neighbourhood groups across Frome so they can link up and share information and ideas. By mapping these groups and identifying local organisers it will be possible to create wider networks for people to exchange ideas and information. At the moment I represent Edmund Park on this group. We are unusual in that our newsletter covers a large number of houses and streets but there is always room for smaller clusters of streets if that's what people decide they want. As you've seen above the Network Neighbourhood Group is helping with resources for the Windowwanderland event.

Where was I?

This amazing building was the Butler and Tanner Print Works, situated at the junction of



Selwood Road and Trinity Street. William Butler and Joseph Tanner joined company in 1863 and proceeded to buy up large amounts of land at Trinity where this enormous factory was built. As the work expanded there was little opportunity to increase the size of the building so, in 1907, land was purchased at Adderwell. The firm closed in 2014. The building is now residential accommodation.

Deadline for November's Newsletter – 24th October 2020

Email: edmund.park.frome@outlook.com

Website: www.edmundparkfrome.com

Stop Press: Denise has secured 1000 daffodils from Persimmon. Look out soon for an email asking for volunteers to help plant them.

Addendum – Covenants

Land Registry TP1 – Transfer of part of registered title(s)

Part 5

Restrictive covenants by the Transferee

The Transferee covenants with the Transferor so as to bind the Property and each and every part thereof for the benefit of the land remaining in the Estate and each and every part thereof and the Transferor to observe and perform the following restrictive covenants

1. Not to use the Property for any purpose other than as or incidental to one private residential dwelling and not to use the Property for any trade or business
2. Not to erect or construct any building or other structure whatsoever whether temporary or permanent on the Property (except for good quality domestic sheds and greenhouses of a size appropriate to the Property) without the prior consent in writing of the Transferor for which a fee will be payable Provided always that during the first ten year period commencing on the date of this Transfer the fee shall be £250 plus VAT ("the fee") and on the expiry of each successive period of ten years from the date of this Transfer the Fee shall increase by an amount equivalent to the increase (if any) in the Retail Price Index published by HM Government (or such replacement index from time to time) during that decade
3. Not to erect any walls fences or other structures nor allow any hedge to grow on the Property between any building on the Property and the Estate roads
4. Not to allow to fall into disrepair the fence wall hedge or other means of enclosure on any boundary of the Property marked with an inward "T" on the plan (if any)
5. Not to allow to fall into disrepair the Accessway which forms part of the Property but is intended for shared use
6. Not to allow to fall into disrepair the Grass Verge (if any) abutting or forming part of the Property
7. Not to cut down damage neglect or remove any existing tree or hedge on the Property or any other plant planted pursuant to the requirements of any Public Authority
8. Not to do or permit or suffer to be done on the Property anything which may be or become a nuisance or annoyance or cause damage to the Transferor to the owners tenants or occupiers of any adjoining or neighbouring property
9. Not to erect or exhibit on the Property any hoarding structure notice board or sign of any kind for advertising or other purpose except that after the Transferor's sales office on the Estate has permanently closed the Transferee may erect one notice or sign not exceeding one half square metre advertising the Property for sale
10. Not to keep or feed or permit to be kept or fed on the Property any animals other than normal household domestic pets

11. Not to park or cause or suffer or permit to be parked any commercial vehicle (other than one not exceeding 5 metres in length and 2 metres in height) caravan mobile home camper van or boat on the Property between any building on the Property and Estate Road or the Access Road or the Private Roads

12. Not to park on or obstruct the Estate Roads or the Access Road or the Private Roads or Accessway

13. Not to erect or place on the front elevation(s) of the Property any aerial or satellite dish until the Transferor has completed the sale of the last dwelling house on the Estate

14. Not without the prior written consent of the relevant Public Authority to plant erect or place or suffer to be planted erected or placed any plant bush tree or structure or other thing on any Easement Strip Visibility Splay or Service Strip but to maintain it as a grassed area

15. Not to do or permit or suffer to be done upon the Property or the Estate any act or thing which:-

15.1 may impede the adoption by or the vesting in the relevant Public Authority of the Estate Roads or Estate Sewers or Service Media which is or shall be intended to be so adopted or vested

or

15.2 may result in loss or damage to or interference with any Estate Road Estate Sewer or Service Media within the Property which may be or become adopted by or which may vest in a Public Authority or which is used jointly with the Transferor with the owners or occupiers of the Estate or any part thereof or any adjoining or neighbouring land

and immediately on request to execute any easement deed or document required by a Public Authority in respect of the provision maintenance adoption or vesting of their Estate Roads or Estate Sewers or Service Media

16. Not to use the Visitors Parking Space (if any) other than for the temporary parking of a single private motor vehicle

17. Not to make support or procure any application to secure the adoption of the Estate Roads as publicly maintained highways pursuant to Section 228 of the Highways Act 1980 or any statutory re-enactment thereof or any other similar statutory provisions and if required by the Landlord to object to any such application
