

# THE LEDBURY LETTER

Number 113    Spring 2022



*Butcher Row House*

Ledbury & District Civic Society

“Looking After Ledbury...”



*Butcher Row House  
Folk Museum*

THE LEDBURY & DISTRICT CIVIC SOCIETY  
Burgage Hall  
Church Lane  
Ledbury  
HEREFORDSHIRE HR8 1DW

### **Objectives of the Society...**

To stimulate public interest; promote high standards of planning and architecture; and secure the preservation, protection and improvement of features of historic, natural and public interest in Ledbury and the surrounding district.

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### **Editors...**

Mary Winfield and Mary Every

### **Technical Editor...**

Graham Every

The Ledbury and District Society Trust Ltd  
[www.ledburycivicsociety.org](http://www.ledburycivicsociety.org)

Company No: 1340233

Registered Charity No: 507391

## DIRECTORS AND OFFICERS OF THE SOCIETY 2021 / 22

President	Veslemøy Lunt	
Vice President		
Chairman & Planning	Andy Tector	
Vice Chairman CPRE	Nicola Forde	07531 542 236
Treasurer & Membership Secretary	Graham Every	631 174
Planning & Conservation		
Speakers & Education Link	Mary Winfield	632 247
Booking Secretary & Burgage Hall	Kay Stevens	07977 781 826
Butcher Row Volunteer Rota	Prue Yorke	633 655
Town Council Liaison Publicity	Nick Morris	631 388
Liaison	Nina Shields	
Legal	Mark Lister	631 503

### CO-OPTED DIRECTORS

Secretary	Christine Tustin	634 934
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Notice is hereby given that membership records of the Ledbury & District Trust are held on a database system. Those requiring access to the data held concerning themselves should contact the Membership Secretary. These are for administration purposes only, and an individual's details can be removed on receipt of a written request.

**Copy deadline for the next Ledbury Letter: Friday, 12<sup>th</sup> August 2022.**

## Spring 2022

### Chairman's Report...

Andy Tector

As Spring starts to appear it does feel as though we have moved on a little from the trials and tribulations of the last two years.

It is evident that this year will see some substantial changes for the Society as we move into 2022. Very sadly Graham Every has indicated that he wishes to stand down from his role on the Board as Treasurer and Membership Secretary in April. Graham's retirement from the Board is leaving a massive hole for the Society to fill, Graham's title of Treasurer and Membership Secretary hid the fact that he did a massive amount of work that kept the Society running. It seems entirely appropriate to take this opportunity to thank Graham for the amazing work he has done for the Society in his many years as a Board Member. It would also be remiss not to mention and thank Graham's wife, Mary, for the work she has done for the Society.

Also Nina Shields has indicated that she will stand down from the Board in April and whilst Nina has been on the Board for a relatively short time, her contribution to the Society has been significant in developing a Business Plan which we will share with the Members at the AGM. On a more positive note I am delighted to welcome Holly Welford as our new Treasurer and she will take on some of the many tasks that Graham undertook.

In addition we are in the process of gearing up to improve

our Social Media presence and exposure. To this end we will very shortly be launching Facebook and Instagram Pages which will hopefully make more people aware of our work and encourage new members.

Finally, we continue to struggle to recruit new Board Members. Please, please if you or anyone you know is interested in becoming a Board Member let me know. Even if you are not certain it's a job you want to do we are happy to let potential members sit in on Board Meetings to see how we work.

#### **Butcher Row House Museum... Ken Chapman & Prue Yorke**

As mentioned in the last Newsletter, a number of our volunteers have retired, and we thank each and every one of them for their time and dedication. In particular, we thank Veslemøy Lunt, one of the founding members of the Civic Society, a key player in the establishment of the Museum and a sitter every Friday (barring trips to Norway) since 1980. At a rough calculation that's 960 sessions!

With the reduced volunteer numbers, the Museum will be fully open for 5 days/week from Tuesday to Saturday from 10am to 4pm. It will be closed on Sundays and Mondays. The opening day this year will be **Friday 1st April** and closing day, **Saturday 29th October** and once again we are very grateful to Prue Yorke for completing the rota for this coming year.

We welcome two new committee members. Carol Cullen is Ledbury born & bred and knows its history and people better

than most, and Barry Sharples, who brings a much-needed creative skill to help with displays and presentations.

We are always on the lookout for anyone interested in volunteering, 2 hours a fortnight, and if that's you, do get in touch with Ken Chapman on 632988 or Prue Yorke 633655.

And finally, the volunteer Coffee Morning will be **Wednesday 23rd March, 11am in The Burgage Hall**. We look forward to seeing you there!

**Planning...**

Nicola Forde

### **Ledbury Neighbourhood Development Plan**

As we go to press the second consultation on Ledbury's Neighbourhood Development Plan will be coming to a close. The new draft plan has incorporated many of the suggestions the public made in response to the first issues and options consultation. Most significantly, responses to the first consultation confirmed that a settlement boundary should be included in the plan and should incorporate: a proposed new employment site off the Little Marcle Road; the new housing developments to the south of the town off Leadon Way and the proposed housing site beyond the Viaduct. In addition, proposals for a new football pitch and other sports facilities are included in the draft plan.

It is hoped the plan will reach its final stages in the early summer (the regulation 16 public consultation; examination by an independent examiner; a referendum). If the results of the referendum are positive, the plan will then be adopted and become part of local planning policy.

### **Herefordshire Core Strategy**

Herefordshire Council is revising its Core Strategy, the guiding document for development in the county and to which the Neighbourhood Development Plan adds detail and has to comply. There will be a series of consultations throughout 2022, with the first having already been completed – this consultation covered the Vision and Objectives and the strategy for growth. There is a further consultation planned in the spring to cover broad locations for strategic development, policy options and the rural settlement hierarchy.

Anyone interested in the future of the county should consider contributing to the consultations. The Core Strategy will guide the direction of development in the county until 2041 although it will be subject to revisions at regular intervals (at least every 5 years). You can receive notifications about Herefordshire Council consultations by signing up to them on the Herefordshire Council website at <https://consultations.herefordshire.gov.uk/consultations>. If you've ever thought 'they shouldn't have built that there...' this is your opportunity to influence such decisions.

### **Affordable Housing in Ledbury**

Work on the site behind the Full Pitcher, (planning application number P194182/F) has started. The developer is housing association Connexus, a community-focused

rural housing group with over 10,500 homes across Shropshire and Herefordshire. The scheme consists of 93 low-rise residential 'affordable' homes with a split of 32 Shared Ownership, 29 Affordable Rent and 32 Rent to Buy. A new car park has also been constructed for the Full Pitcher pub.

The construction phase is expected to last 108 weeks with 'practical completion' due, according to the developer's website, in Summer 2024.

### **Burgage Hall...**

Kay Stevens

It has been a pleasure to gradually start welcoming folks back to the Burgage Hall over this last year.

A wide range of groups have been keen to resume their activities and meetings and the Hall has also provided a venue for a number of private bookings, including wedding receptions, christening celebrations, lunch get-togethers, birthday and childrens' parties. It is great to see the lights on and the place buzzing again.

As you all know, it is a lovely space, especially now in its newly decorated guise, and a wonderful asset for the community so do please pass the word to anyone who might be looking for a venue, either for a one off event or for a regular booking - a surprisingly large proportion of local residents are not really aware of its existence!

And finally, a big thank you to Lottie who keeps the Hall ship-shape and sparkling for us all to use and enjoy.



## **REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31 DECEMBER 2021**

The trustees, who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

Registered Company number 01340233 (England and Wales)  
Registered Charity number 507391  
Registered office Burgage Hall, Church Lane, Ledbury, Herefordshire,  
HR8 1DW

#### **Directors**

G Every  
N Forde  
C Green      resigned 12.09.2021  
M Lister  
N Morris  
N Shields  
A Tector  
C Tustin  
M Winfield

#### **Company Secretary**

C Tustin

#### **Independent Examiner**

L Keegan, Chartered Management Accountant  
1A The Homend, Ledbury, Herefordshire, HR8 1BN

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing document**

The charity is controlled by its Memorandum and Articles of Association and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006. The liability of each member is limited to £1.

**Recruitment and appointment of new directors**

Directors are elected at the Annual General Meeting for a period of three years. One third of the directors retire each year and are eligible for re-election. The directors may appoint any member of the Trust to fill a casual vacancy. Any director so appointed shall serve until the next Annual General Meeting and shall be eligible for re-election.

**Risk management**

The directors have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**OBJECTIVES AND ACTIVITIES—Objectives and aims**

The Trust must confirm that it has complied with the requirement that its activities further its charitable purposes for the public benefit. This is achieved by the Trust continuing to pursue its objects which remain as set out in the Memorandum of Association:

To stimulate public interest in the area of benefit.

To promote high standards of planning and architecture in the area of benefit.

To secure the preservation, protection, development and improvement of features of historic, natural or public interest in the area of benefit.

**Volunteers**

The directors acknowledge that the Trust's activities are sustained by the voluntary efforts of many members.

**ACHIEVEMENT AND PERFORMANCE—Charitable activities**

The main activities in the year continued to be the operation of the Burgage Hall and the Butcher Row House Museum and expressing their views on planning and other local issues. The Trust makes grants to local community groups in support of the Trust's charitable activities.

**FINANCIAL REVIEW—Reserves policy**

During the year there was a deficit of income against expenditure of £8,170 (2020: deficit of £18,364). The balance of net current assets at the end of the year was £48,1401 (2020: £57,541), of which £5,650 (2020: £5,650) was held in a restricted fund. The Trustees consider the reserves to be satisfactory. Of the unrestricted funds, £30,000 of net current assets are notionally reserved for long term maintenance of the Trust's Heritage Assets and the remaining funds available for future projects.

ON BEHALF OF THE BOARD:

C Tustin - Secretary

**8th March 2021**

**STATEMENT OF FINANCIAL ACTIVITIES  
(INCORPORATING AN INCOME AND EXPENDITURE  
ACCOUNT) FOR THE YEAR ENDED 31 DECEMBER 2021**

	Notes	Unrestricted fund £	Restricted funds £	2021 Total funds £	2020 Total funds £
<b>INCOME</b>					
<b>Income from generated funds</b>					
Donations and legacies	2	3,267	-	3,267	4,953
Other trading activities	3	5,920	-	5,920	5,587
Income from Investments	4	156	-	156	518
<b>Income from charitable activities</b>					
Grant Income		-	-	-	10,000
<b>Total incoming resources</b>		9,343	-	9,343	21,058
<b>Expenditure</b>					
<b>Expenditure on Raising funds</b>					
Fundraising trading: cost of goods sold and other costs	5	15,278	-	15,278	35,774
Charitable activities	6	1,665	-	1,665	3,079
Membership activities		-	-	-	-
Upper Hall Research		-	-	-	-
Other costs	9	570	-	570	570
<b>Total expenditure</b>		17,513	-	17,513	39,423
<b>NET INCOME/(EXPENDITURE)</b>		(8,170)	-	(8,170)	(18,365)
<b>RECONCILIATION OF FUNDS</b>					
<b>Total funds brought forward</b>		113,726	5,650	119,376	137,740
<b>TOTAL FUNDS CARRIED FORWARD</b>		<u>105,556</u>	<u>5,650</u>	<u>111,206</u>	<u>119,376</u>
<b>FIXED ASSETS</b>					
Tangible assets	14	4,635	-	4,635	3,403
Heritage assets	15	58,432	-	58,432	58,432
		63,067	-	63,067	61,835
<b>CURRENT ASSETS</b>					
Stocks		3,652	-	3,652	3,820
Debtors	16	3,437	-	3,437	2,973
Cash at bank		35,971	5,650	41,621	51,319
		43,060	5,650	48,710	58,111

<b>CREDITORS</b>					
Amounts falling due within one year	17	(570)	-	(570)	(570)
		<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
<b>NET CURRENT ASSETS</b>		<u>42,490</u>	<u>5,650</u>	<u>48,140</u>	<u>57,541</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>105,556</u>	<u>5,650</u>	<u>111,206</u>	<u>119,376</u>
<b>NET ASSETS</b>		<u>105,556</u>	<u>5,650</u>	<u>111,206</u>	<u>119,376</u>
<b>FUNDS</b>	18				
Unrestricted funds				105,556	113,726
Restricted funds				<u>5,650</u>	<u>5,650</u>
<b>TOTAL CHARITY FUNDS</b>				<u>111,206</u>	<u>119,376</u>

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 31 December 2021.

The members have not required the charitable company to obtain an audit of its financial statements for the year ended 31 December 2021 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 396 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard FRS102.

The financial statements were approved by the Board of Directors on 7<sup>th</sup> March 2022 and were signed on its behalf by:

A Tector - Director

G Every - Director

The Directors retiring this year are:

Graham Every, Nicola Forde, Nina Shields, Mary Winfield.

## Swimming in Ledbury...

Celia G Kellett

Back in 1911, Ledbury Urban District Council (UDC) decided that it would build a swimming-bath as a memorial to the coronation of King George V, the grandfather of our Queen Elizabeth. Despite a subscription being launched at the time, insufficient funds being raised meant that nothing much happened until the Spring of 1914, when the UDC decided to help fund it to the tune of £60 per year.

Owing to problems with the town's water supply in those days, it was decided to build the Swimming Bath on the Hereford Road, just below the Skew Bridge, where there was a stream in a meadow, which could supply ample pure water to the bath, without affecting the supply to the town itself. In order to ensure the purity of the water, the stream was diverted into a special drain, then to a settling tank and on into a filter tank before entering the bath itself. It must be remembered that this was an open-air bath and some people were unhappy that the chosen site was on the northern edge of town, just in front of the viaduct. Some even worried that passengers on trains, or those travelling on the road, would be able to overlook the site.

The land was leased from Mr. Martin, of Upper Hall, for twenty years at an annual charge of £3, payable half-yearly. The lease would be renewable for a further twenty years. Constructed of reinforced concrete, the pool was 25 yards long and 8 yards wide, with a depth of 3ft 6 inches at the shallow end and 6ft 6 inches at the deep end. The whole site was surrounded by a 6ft high fence of corrugated iron and hedging to screen it from the road and viaduct. Work, by Messrs David Smith & Son, proceeded quickly and by 22<sup>nd</sup>

August was complete. There was no official opening ceremony and the pool was open daily, except for Sunday. Time on Wednesdays was reserved for ladies only. Swimmers began using the pool on the following Monday morning. Tickets cost 3d. or 12 for 2s. Season tickets cost 5s.

At this time, there was no Leadon Way bypass, (it was built in the late 1980s), and Ledbury Parish's population in 1914 was about 4,150, much less than half of what it is today. For the next sixty years, many would walk across the fields, (now covered in housing), to the Ledbury Swimming Bath. Not until 1974 did the town's new baths open in Lawnside, in a much more central position in the town. A much-improved, modern, water-supply enabled this vital improvement to be made. Built at a cost of £120,000, the baths opened in August 1974, providing a more convenient and far superior indoor swimming experience.



Following on from the renovation of the Master's House, (2011-2015), Speller Metcalfe were also the contractors employed by Herefordshire Council to give the Lawnside Swimming Pool a massive revamp and expansion of facilities, costing £2.4million. Re-opening on 27 June 2017, it now has a sauna, steam bath, exercise studio and fitness suite, as well as a superb pool.

### **Lydney Harbour...**

Mary Every

One of our favourite places to visit is Lydney Harbour. The drive there, through the Forest of Dean, is very picturesque, especially in autumn as the trees, particularly beech trees, are changing colour. The route to the harbour is well-signposted once you reach Lydney. On the way you pass Lydney Harbour station at the end of the Dean Forest Railway, which runs steam and diesel trains from Norchard. After passing over three railway crossings the road passes some houses, an industrial park and structures that must once have housed factories and finally comes to the end of the road. There is plenty of free car-parking. Walk a few steps and through a gate and you reach a peaceful, grassed area, with lock gates that can be crossed to give lovely views across the Severn estuary. To the right you can see both bridges crossing the Severn and to the left the remains of a railway line that collapsed during the last century when a barge collided with one of the brick pillars.

It is always breezy here, so hold on to your hats!

There is evidence of the area being a port since Roman times, but most of the activity was in the nineteenth and

twentieth centuries. The harbour was built between 1810 and 1813. Originally, the wharves went further along the River Lyd, towards the town, but when the river silted up the lower harbour was developed. Sailing ships came into the harbour to be loaded with coal and iron ore from the Forest of Dean. In its heyday 300,000 tons of coal were being exported annually in over 2000 vessels. A horse drawn tramway was laid in around 1813 to move the coal to the wharves. This was later replaced by steam trains. It is easy to see where the railway lines came into the wharf. All around there are railway huts, points and signs. In the undergrowth and virtually impossible to see, there are the remains of three lime kilns and a mortuary, so there must have been deaths at the harbour. The final export of coal was in 1960. However, the wharf remained in commercial use, handling timber brought in from Avonmouth, until the 1970s. The harbour was scheduled as an Ancient Monument in 1985 and the swing bridge became a Grade II listed building in 1988. It is a lovely place to stand and look at the wildlife. Between the swing bridge and the first set of lock gates there is a marina. Some of the boats look in need of a little TLC. The outer lock gates have failed, so the harbour is filled every tide with more of the mud from the River Severn. Last year an effort was made to dredge the lock, but it is filling up again.

A grant from the Heritage Lottery Fund in 2003 allowed for some restoration of the site and it was opened to the public in 2005. Another grant in more recent years has allowed further enhancements to be done. Despite Covid lockdowns, work has been going on, albeit slowly.



At our last visit at the end of January this year, we were delighted to see a pop-up café, a small visitor centre and public toilets. So now we can take our picnic, sit on one of the picnic benches and enjoy the view. And I shall no longer need to take our trusty thermos flask!



**Please note the change of Civic Society talk on 29<sup>th</sup> April 2022:**

Previously : Michael Bentley, Charity Agriculture Project in Uganda

Professor Whitelegg has kindly submitted a synopsis of his talk, i.e.

'There is no such thing as a “rural transport problem”. There is a very well-understood national and international concept of sustainable travel and the concept applies with equal importance and relevance in all geographies (rural, village, market town, small urban areas less of than 100,000 residents and large metropolitan areas and regions)

All areas and population centres can adopt measures that reduce the use of the car as the default option. When best quality bus services, designated bike paths, car-share schemes, road traffic danger reduction measures and electric bikes are introduced there is a shift from car use to the alternatives. There is even a well developed international system for encouraging “modal shift”..the Mobility as a Service concept (MaaS).

Using evidence from the South Shropshire Climate Action Project, John will explore the reality of high quality alternatives to the car and make direct links with delivering zero carbon, improved public health and local economic vitality. Making better and wider choices available to all rural residents is of lower cost than not doing this.'

## Officers of the Society after the AGM on the 29<sup>th</sup> April 2022

President	Veslemøy Lunt
Chairman	Andy Tector <a href="mailto:chairman@ledburycivicsociety.org">chairman@ledburycivicsociety.org</a>
Secretary & Membership Secretary	Christine Tustin Burgage Hall Church Lane Ledbury, HR8 1DW (01531 634 934) <a href="mailto:secretary@ledburycivicsociety.org">secretary@ledburycivicsociety.org</a> <a href="mailto:membership@ledburycivicsociety.org">membership@ledburycivicsociety.org</a>
Treasurer	Holly Welford Burgage Hall Church Lane Ledbury, HR8 1DW (01531 631 174) <a href="mailto:treasurer@ledburycivicsociety.org">treasurer@ledburycivicsociety.org</a>
Burgage Hall Bookings	Nicola Forde (07977 781 826) <a href="mailto:bookings@ledburycivicsociety.org">bookings@ledburycivicsociety.org</a>
Web Master	<a href="mailto:web@ledburycivicsociety.org">web@ledburycivicsociety.org</a>

**36<sup>th</sup> ANNUAL GENERAL MEETING - ELECTION OF DIRECTORS**

At the 36<sup>th</sup> AGM at 7.00pm on Friday 29<sup>th</sup> April 2022, an election is to be held to fill four of the nine places for Elected Directors.

Any paid-up member of the Society may seek nomination, by two other members, to stand in the election.

Nominations should be sent to the Secretary at the Registered address by Friday 8<sup>th</sup> April 2022.

Note: The constitution of the Society allows for nine Elected Directors. Each Director is elected for a period of three years; and, normally, three are elected each year,

Retiring Directors may, if they choose, seek nomination to stand again for election, on equal terms with any other candidates.

(Additionally, up to six co-opted Directors may be invited to serve on the committee to help in particular capacities.)

To: Secretary, Ledbury & District Civic Society,  
Burgage Hall, Church Lane, LEDBURY HR8 1DW

**NOMINATION OF AN ELECTED DIRECTOR FOR ELECTION AT 36<sup>th</sup>  
ANNUAL GENERAL MEETING OF THE LEDBURY & DISTRICT CIVIC  
SOCIETY ON 29<sup>th</sup> APRIL 2022**

I wish to nominate: \_\_\_\_\_

Signed: \_\_\_\_\_(Proposed.)

I wish to second the above nomination

Signed: \_\_\_\_\_(Seconded.)

I am prepared to serve as a trustee if elected

Signed: \_\_\_\_\_(Nominee.)

There is a Society letter box by the main entrance to the Burgage Hall  
for your convenience.