



Mawsley News & Views

January/February 2015

It's with sadness that we have to report that this edition will be the last 'News & Views.'

As our regular readers know, the tenure of our current editor, Peter Reed, was always going to be time limited. Peter is in his final year at school, and is building up to gaining the exam passes he needs to get in to his chosen university. It would be unfair to expect him to continue as he enters this crucial period. I'm sure Mawsley villagers would like to join the MVA in thanking Peter for his endeavour with the last three issues and to wish him well with his studies.

Ever since Pat Rowley ended her marathon stint as editor, we have been asking if there is anyone in the village who is willing to take on a lead responsibility for its production. No-one has come forward but this is actually not surprising. We lead busy lives and it would be wrong to suggest that editing the newsletter doesn't have a degree of commitment.

In a way, the newsletter has become a victim of its own success. Such is the quality that Pat, and latterly Peter, have developed that the thought of having to maintain it at the level it has attained is, understandably, quite daunting. Consequently, the MVA has reluctantly come to the conclusion that any attempt to recruit a new editor right now is likely to be unsuccessful.

Nevertheless, there is always hope. Perhaps in the future, maybe even sooner rather than later, there will be someone in the village who will miss our regular newsletter enough to want to volunteer. If that's you, I would be delighted to hear from you. As has been explained, there is license to reformat and to take the publication in a completely new direction.

Meanwhile, we hope you enjoy this final edition of 'News & Views'. We would like to extend a big thank you to all of those villagers who have been regular contributors over the years and to our advertisers, who have enabled us to develop it into a regular and informative publication. Thanks also to Tricia Cottingham for placing inserts and organising our teams of deliverers, who have also earned our gratitude for turning out in all weathers.

Most of all, we would like to thank the many Mawsley villagers who have become our regular readers.

Rob Bailey

(On behalf of Mawsley Villagers Association)



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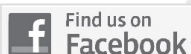
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the centre at Mawsley

Renovating the Centre...

The original design proposals for the village envisaged a "Community Building" of 950 sq. metres; based on a total of 750 houses.

Unfortunately, via a process we were unable to influence materially, we ended up with a building of 750 sq. metres to meet the needs of 900 houses.

Some of the implications of this are: insufficient storage space; meeting rooms on the small side; only three public rooms (creates inflexibility of usage); the way in which the lounge sits in the building, and its shape, mean it is difficult to create a pub environment; the cellar is too small.

It is with these issues in mind, and with an eye to the long-term future of the village, that we have set out to consider how The Centre may be extended.

That is the background to a meeting held just before Christmas to kick-start this project. The key outcomes of this were:

1. Objectives / Terms of Reference:

It was agreed that these were, broadly, to:

- consider all options for extension(s);
- not materially increase The Centre's running costs; indeed ideally to increase profitability;
- seek external grants to cover the majority of costs;
- not to consider, unless implicit within options for extension, alternative / additional ways in which The Centre operates.

2. Options for extension:

The following were agreed as potential options:

2.1 As *probable* priorities:

- increase provision / facilities for young people;
- more storage space. This could include

replacing the containers with more suitable storage facilities.

2.2 Other options:

additional (i.e. rather than extend size of current rooms) meeting space and lounge space;

enlarge the kitchen;

improve, and possibly re-locate, the cellar.

Note however that no decisions were made re priorities beyond as implied in 2.1.

3. Budget / sources of funds:

3.1 The key issues within seeking external grants are that:

the majority of grant funders seek to target disadvantaged communities. Whilst it is recognised that there are a wide range of income levels in Mawsley, overall it will be judged to be a relatively affluent village.

there are few grants available for "village halls"; and, as most villages are struggling with the costs of upkeep of them, competition is fierce.

However:

Mawsley does have the issue of large numbers of young people, with few facilities for them. There is a higher chance of obtaining grants to address this than for village issues / facilities generally;

this is compounded by "rural isolation" – i.e. the difficulty of easily accessing facilities elsewhere, even Kettering.

3.2 There are two key initial target sources for grants, neither of which are targeted at disadvantaged communities:

Landfill Tax (as used for the older play area); maximum grant of £45,000;

Awards for All (part of the National Lottery); maximum grant £10,000.

However even with the addition of say £20,000 from village sources (the MVA and Parish Council), and village fund raising, this gives a total of only c. £75,000. This would probably permit at most two, and possibly only one, of the various options for extension to be funded.

3.3 It was agreed therefore to:

not set a budget at this stage;

consider what we would ideally like to be able to realistically do, and then seek funding for that;

consider the National Lottery as a potential source of substantial funds.

4. Specialist expertise required:

Even before detailed plans are drawn up, which would be a requirement of all grant applications, we need advice as to what, in building terms, the best options for extension are; and what they might cost. None of the current members of the MVA, TCAM or the Parish Council have this expertise.

A resident has been able to offer some advice. Also it was agreed to contact the building's architects (GSS, in Kettering); they had advised during the course of initial discussions re plans for the building that it had been designed with a view to enabling potential future extension.

5. Get involved:

All help is appreciated, everything from as an expert to just wanting to influence the way in which things proceed. So if you would like to help in any way please get in touch; or just come along to the next meeting.

6. Date of next meeting:

Wednesday 17th February; 8:00; The Centre
Bob Littler

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Mawsley Parish Council

Pond Conservation and Sponsorship 2016

This year the pond will require extensive clearance work to remove the overgrown vegetation and undesirable weeds to improve the water levels and protect the habitat.

This work will be carried out on the 9th of February by the Trust for Conservation Volunteers and their expenses and associated costs have been accepted by our Mawsley Village Association.

In addition to this and to further enhance the conservation and appeal of the pond, Horts Estate Agents through Emma and Ray Jacobs have donated the cost of a children's bench which depicts the habitat around the pond and this will be installed soon.

A further donation has also been received from Joanne Tomlinson and John Balzan of AMI Accounting Services for the purchase of Nature Sign which also depicts Life around the Pond and this will be installed to coincide with the clearance work and the provision of the bench.

Tom Sanders

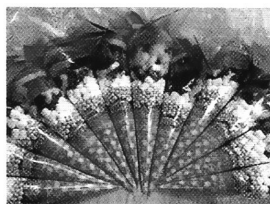


The Pond at the moment– Soon to be updated!

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Guide to Window and Door replacement ⁸

Kevin White

Mawsley Village was originally designed to show characteristics of a traditional Northamptonshire Village represented today through the form of some of its streets and the appearance of dwellings.

It is for this reason that the design and fitting of 'windows, doors, soffits and fascias in Mawsley may be of special interest.

Kettering Borough Council has placed extra planning controls over some of the proposed changes to windows or other aspects of a domestic dwelling's appearance. If you are considering making any physical alteration to your property you are advised to contact the Council. They will let you know if there are restrictions on you making your intended alterations.

In the meantime it is clear there is a significant amount of confusion in the Village as to what to look/ask for when selecting a window or door manufacturer/installer. In addition some of the terminology used in the industry can be off putting so I have endeavoured to break it down and hope this unofficial guide may be of assistance to my fellow Villagers.

The external appearance of the properties in Mawsley were designed to reflect the '*character*' and '*style*' of the 19th Century and this is certainly the case with regard to the windows, doors, soffits and fascias.

This being the case, certain areas of Mawsley are subject of a direction under **Article 4, Town and Country Planning (general permitted development) Order 1995**. This means that Planning Permission has to be granted for external alterations to the building, including windows, doors, soffits and fascias for example.

The properties in Mawsley currently affected by the Article 4 direction order are as follows:-

2-7 (inclusive) Link Lane, Mawsley

1, 3, 4, 5, 6, 7, 8, 10, 12, 49 & 51 Loddington Way, Mawsley

1-32 (inclusive), 34, 36 Main Street, Mawsley

1-5 (inclusive) Paddock Lane, Mawsley

20, 21, 22, 24 School Road, Mawsley

1-10 (inclusive) Scholars Row, Mawsley

2-22 (evens inclusive), 26-40 (evens inclusive) The Green, Mawsley

2 Ellis Lane, Mawsley

Some other properties in Mawsley may also have **permitted development right restrictions**, even if they are not in the Article 4 area, which will affect what can be done with regard to alterations to properties. Determine if your property has permitted development right restrictions by checking your house deeds. Alternatively, and in any case it is worth doing, Kettering Borough Council Planning Department offer **a FREE CONSTRAINTS CHECK** via an online form. The Council will provide advice and confirm whether Planning Permission is required or not.

So back to Windows!!

The Key to a successful planning application (where required) is:-

'The proposed replacement window should be an authentic design and colour which does not lose the character and style appearance of the original window and the feel of the period'

This concept is certainly true of the Article 4 areas but is not necessarily prescriptive for other houses in Mawsley. The main area to consider is the front of the property where it faces the street and to a lesser extent any elevation which is readily visible from public areas such as *OPEN SPACES*. The rear of the property is of less significance and is unlikely to be restrictive in terms of window type.

There are 5 main types of window in Mawsley:-

Side hung (handle on the side)

Top hung (handle on the bottom)

Vertical sliding Window (otherwise known as **SASH or BOX SASH**)

Mock Vertical Sliding window (i.e. made to look like 3. above. This is done by using a Top hung window above a fixed, non-opening window)

Fire escape window (These are two side hung windows that when fully opened together offer a less restricted opening to enable escape. In effect they have no centre post or **MULLION** as it is called)

When considering replacement windows it is important that the window replicates the design and style of the original window.

‘The use of modern materials, such as uPVC, could be accepted provided that the window is of a design, dimension and detailing similar to the original design’

So what does that mean? There are many different uPVC window profile designs for example. Some are very basic and relatively low cost whilst others have different dimensions and design features such as **ovolo or sculptured beads** (to make them look more like 19th Century timber windows) which are more expensive.

Many windows in Mawsley have **GLAZING BARS/GEORGIAN BARS** which “break-up” the glass into small squares or rectangles. It is important that these “bars” are retained on any replacement window as they are a traditional and authentic feature. In modern windows a “fake” glazing bar is often fitted inside the glass double glazed unit. The practical advantage of this is that the window can be cleaned easily without the glazing bar restricting the cleaning action.

It is likely though, that in the Article 4 areas surface mounted glazing bars would be required as per the original window. However it is understood that this is not necessarily prescriptive and advice should be sought from Kettering Borough Council Planning Department.

Another 19th century design feature of the Vertical and Mock Sliding windows (3.and 4. above) are the addition of decorative French horns. Again, although not necessarily prescriptive, French horns should be retained wherever possible.

The same principles above also apply to the replacement of doors to the front of the dwelling. Replacement door designs should replicate the original door design wherever possible and it is considered that either timber or composite doors are the most appropriate material and design for this purpose.

With regard to replacing or cladding/cloaking the original timber soffits and fascias (i.e. roof line) care should be taken in selecting the right colour in terms of shade/lustre/shine.

Kettering Borough Council Planning Department web pages contain advice and links to all the forms required to obtain planning permission where required. In Article 4 areas, in particular, a scale drawing of the window and how it would look in the dwelling could be required but this is something the Window Manufacturer/installer should be able to provide.

In all cases only FENSA registered window/door installers should be used.



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Mawsley Toddlers

Mawsley Toddlers is a popular, friendly place for parents and carers to get together and enjoy creative play in the large hall at Mawsley Centre.

We work really hard as a voluntary team to give children and adults a great experience. Setting a theme each week we have craft, colouring, a soft relaxing area for babies, sensory tray, dressing up, book corner, role play area, slide and much much more!

We welcome babies and children aged from birth to 4 years old.

Day: Thursday mornings (term time only)

Time: 9.15 – 11am

Location: The Centre

Cost: £1.50 for the first child and 50p for each child thereafter (this includes a snack).

The centre provides tea and

coffee at a fantastic price of 50p per cup.

Join our Facebook page – Mawsley Toddlers for full details on the theme each week, including what we will be doing at the craft table and what will be in the sensory tray.

Still unsure? Then why not call one of the volunteers or contact us through our Facebook page.

Sam Eggleton (07818 408911)

Shelley Brown (07887 792673)

Lucy Whestley (07834 515690)



M.A.D.S

Happy 2016 Mawsley!

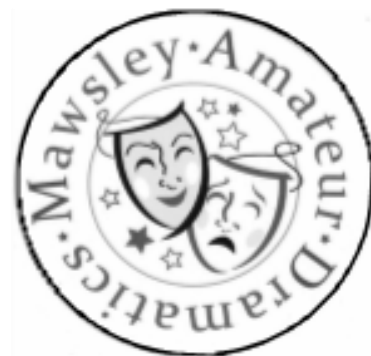
Thank you to everyone who supported M.A.D.S. Panto and Sleigh around the village. Santa was very pleased with all the children who came out to see him and who kindly gave food and drink to all his helpers as they went around the village! We raised money for 2 charities £100+ for Team Tom and £635+ for Lakeland Hospice in Corby.

We look forward to bringing some entertainment to you this year too.

Watch the news and views and our board in TCAM for upcoming events.

We love it when people get involved and help! So if you would like to be involved more (a little or a lot) with this year's panto, sleigh or anything else we are going to do this year then please contact us on mawsleymads@gmail.com

We look forward to hearing from you.



Two years back 10 people joined one of the County Council's water colour classes at The Museum, Wellingborough. Most of them had never lifted a brush before. At the end of the 10 lesson course, 6 of them were so pleased with their progress that they re-enrolled on the following course where they joined another 6 painters. From those 12, 6 people from all over Northamptonshire got on so well that they established the Mawsley Watercolour Group – 18 months later it meets every Wednesday night in The Centre to paint, write, chat and generally enjoy a lot of banter and wit. The group wants others people to join and enjoy the really unusually relaxed, fun atmosphere of art/craft.

"We are definitely not arty, just ordinary people who like to chat and try to paint."

Richard Hoy

Activities & Groups

WATERCOLOUR/PAINTING/CRAFT GROUP



EVERY WEDNESDAY

FROM 7PM IN A PRIVATE ROOM IN THE CENTRE – WELCOME TO ANY NEW MEMBER – BEGINNER/EXPERT/WANT TO/WHICHEVER YOU ARE.

PLEASE CALL 07734 372352 OR 07734 796966 OR 07827 968283 OR 07792 809838 OR 01604 700367
YOU WILL BE MOST WELCOME TO OUR GROUP WHICH HAS BEEN RUNNING NOW FOR 18 MONTHS.

Mawsley Touch Rugby Club

It's a new year and Mawsley Touch Rugby Club's training sessions are back in full swing. It's a great time of year to get involved in one the country's fastest growing sports.

This year we're very happy to announce that we are extending our membership to include players aged from 16 to 18 years of age.

We're a mixed team and train every Saturday morning from 9.15am on the sports field. Touch Rugby is a non-contact version of the sport and is great for fitness.

The rules and skills needed to play are very easy to learn, so if you're looking for a fun way to get active, shift a few pounds or learn to play a new sport, visit our Facebook page to find out how you can get involved too.

www.facebook.com/mawsleytouchrugby



Mawsley Youth Football Club

The **Under 13's** are currently joint top of Division 1, and half way through the 2015/16 league fixtures the team remain unbeaten.

Two of the Under 13 players were recently scouted for a 6 week trial at Norwich City Centre of Excellence. The whole team have also been invited to play the Norwich team in Milton Keynes during March and were recently taken to play Northampton Elite where they secured an impressive 4-1 win.

The Under 13 team are also through to the second round of the League Cup which is due to be played at Home on Sunday 31st January, however they were unfortunately knocked out of the County Cup in the Quarter Finals this month.

The **Under 12 Hurricanes** team have kit sponsorship opportunities for the 2016/17 season, anyone interested should contact James Geddes on 07715 952 225.



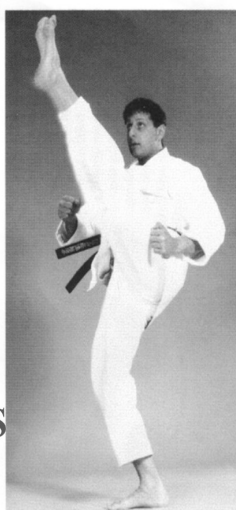
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Activities & Groups

Mawsley Bowls Club

The Bowls club ended the year with a convivial Christmas lunch at 'The Hare' in Loddington. It was a very tasty meal with crackers, funny hats the lot! A bit of a competition with the chaps with who had the most 'Christmassy' jumper on and the ladies looking sparkly. The pictures below say it all!

We have started off nice and early this new year, all eager to get back bowling!

This year brings hope of a new Electric Winding machine which will be a great help to us as the mats are so heavy. This comes with thanks to Hugh for making room for us to store it.

We had a great 2015 with our 'friendly' games, met some lovely people from all over the County we went as far as Cosgrove and looking to reach Raunds this year. There was equality in our scores, winning, losing but learning along the way. There are some very good players around so if you feel you could match them come along and join us, we would be more than happy!!

Also if you're new to the village and want to get to know people plus a bit of exercise, come along, we are a friendly bunch and we have a good laugh and an enjoyable afternoon.

We play Monday afternoon 1.15 to 3.30pm, the first 3 weeks are free then £3 per session after.

Look forward to seeing you. Make this your year to learn something new!!!!

Brenda Quinn Secretary
799116



Mawsley Church

At Mawsley Church, we had lots of fun celebrating the birth of Jesus over the Christmas period! It was great to welcome many of you to our special services, where we made Christingles, put on a live nativity, sang carols and explored the Christmas story with chocolate and party poppers!

As we move into 2016, we are changing our service pattern. On the first and third Sundays of each month we'll be meeting at The Centre for either a celebration service or communion. There will be Sunday Club at both of these, unless it's during the school holidays when the services will include activities for all-ages. On the second and fourth Sunday of each month, we'll be joining with our parish church of St Andrew's in Cransley for their communion and Cransley Praise services.

On 6th March, we'll be holding a special Mothering Sunday service at The Centre.

Services

1st Sunday 10.30am, Mawsley Centre, Celebration service and Sunday Club

2nd Sunday 10.30am, St Andrew's Cransley, Holy Communion

3rd Sunday 10.30am, Mawsley Cen-

tre, Communion and Sunday Club

4th Sunday 10.30am, St Andrew's Cransley, Family Praise All-Age Service

If you would like to find out more about our services, or would like to book a wedding or christening, please contact either:

Canon Brian Withington 01536 791373 or email

revdbrian@uwclub.net or

Revd Nicki Hobbs 01536 799522 or email revnicki@familyhobbs.org.uk



Letter from the Editor

9 - Sworn

Last Quiz Answers

10 - Eyestrain

Hi all,

11 - High

Unfortunately due to this being the last issue I was unable to add the quiz this month. However I'd like to personally thank Julie for all of her hard work, and for making them so much fun for us all.

12 - TV

13 - Caravan

15 - Mowed

15 - Ding

For anyone who can't figure out last months, and just so that the quiz doesn't go out uncomplete, here are the answers to the last ever quiz.

Revealing : Christmas waves a magic wand over this world, and behold, everything is softer and more beautiful.

Code Cracker

1 - Threshold

2 - Mom

3 - Scribe

4 - Evaluate

5 - Waif

6 - Bus

7 - Drafted

8 - Soil

Activities & Groups

Gardening For All

Tip for early January – when weather allows, clear dead foliage from hardy herbaceous plants. Fork over the surface of the soil between plants, taking care not to damage newly emerging bulbs. Remove annual weeds as you find them so that the soil is clean and easy to work with in the spring.

What a busy year for Gardening for All.

Winter - January 2015 saw our first AGM followed by an interesting and entertaining piece from Les and Tricia who took us through their ups and downs as they entered the world of commercial tomato growing on the Lincolnshire fens.

At our February meeting James gave us a glimpse of the fantastic gardens himself and Denise had visited in France and Scotland. Some of our members planted some marginal plants around the village pond.

Spring - In March we introduced a summer bulb sale and Paul presented his front hedge trauma.

Bosworths was the venue for the April meeting when we had a tour of the nurseries and how to make a hanging basket from Sam Bosworth.

May saw some of our members working with the Mawsley School Gardening Club and assisting on their Brain Boost project. At our meeting Nigel gave us an interesting and informative talk on lawncare and Vic showed us his and Doreen's beautiful photos from their trip to Keukonhof Gardens in Holland.

Summer - June saw us preparing for Open Gardens and Pat gave us a useful talk on getting the best from your garden.

July was Gardening for All's first birthday so we celebrated with a gardening related quiz nibbles and a birthday cake. We also joined in the festivities on Fun-day with a stall and adding a few extra pounds to our dwindling coffers.

Our trip to the Fleur Fields Vineyard at Brixworth in August was enjoyed by all.

Autumn - Colin took us through his plans for his new garden in September whilst Judy arranged the Big Seed Give-away judgement with some worthy winners.

Ian Colledge owner of The Plantman Nursery near Braybrooke was welcomed to our October meeting bringing along a vast range of Autumn plants and talking us through their virtues with a sale to close.

In November our Steering Team ladies showed us how to make seasonal table decorations and prizes were presented to the best.

Winter- We closed the year with a Christmas Gardening related quiz and bring-n-share party.

Gardening for All's New Year started on Monday 11th January at TCAM, this included a short AGM. Sue Butterworth came forward to join Tricia, Les Eve & Paul on the steering team. We thanked Judy and Reg for their greatly appreciated help in setting up Gardening for All. The meeting continued with home grown topics including Tricia and Les's Gorgeous Gardens and other features.

During the course of the year we expect Gardening for All will include Hints, Tips and Plant of the month. Also Trips, Speakers, Features, Community Projects, Chats, Talks, Quizzes and Village events to include Fun day with hopefully lots more new ideas along the way!

Spring 2016 meetings

Monday February 8th , Monday 14th March and Monday 11th April

Our meetings are held 2nd Monday of the month at 7:30 in the evening at TCAM Open to All.

The more the merrier!

£2 per person at the door (includes a raffle ticket)

All Welcome

Informal Friendly Informative

Contact : Paul Richards on 01536 791898 or eandp68@gmail.com

Forthcoming Meetings 2016

Monday 8th February 7:30 pm at the Centre

Monday 14th March 7:30 at the Centre

Monday 11th April 7:30 at the Centre

Monday 9th May 7:30 at the Centre

During the course of the year Gardening for All meetings will include Hints, Tips and Plant of the month.

There will be Trips, Speakers, Features, Community Projects, Chats, Talks, Quizzes, Bring-n-Share, Village events to include Fun day with hopefully lots more new ideas along the way!

All Welcome

£2 per person at the door (includes raffle ticket)

Informal Friendly Informative

Contact: Paul Richards on 01536 791898 or eandp68@gmail.com

Activities & Groups



2015 was a busy and successful year for the Choir. We took part in competitions, an all day work shop, plus the Summer and charity concerts and several Christmas events. We've had lots of fun along the way with social gatherings and all day rehearsals etc and are now looking forward eagerly to see what the new year brings.

We were delighted to take part in the FOMS (Friends of Mawsley School) Christmas Fair on Saturday 28th November. We sang a medley of seasonal songs being joined by the enchanting children of the school choir for a number of them. Although it was still November this gave us a lovely Christmassy feel.

That same evening we gathered at Cransley Church, lots of brave souls turned out in the howling wind and tipping rain! The Church felt nice and cosy being almost full, we soon warmed up singing Christmas carols and other fun traditional ditties like Frosty the Snowman and Santa Claus is Coming to Town. In the interval we all enjoyed mince pies, drinks and a chat, thanks to Judy and her team. Unfortunately Georgina could not join us due to unforeseen circumstances, we all wish her well for the New Year. New Choir member Harrison treated us to a show of his musical skills both on the Church organ and vocally, Well Done! We all left Church feeling Christmas was on its way.

The first Mawsley Wassail (a fun event of singing-eating-drinking and general merry making) was held at TCAM on the evening of Saturday 12th December. The Choir had an audience of over 80 lovely people of all ages. Carole had chosen a range of traditional '*feel good*' songs for the audience to join in. These included the 12 days of Christmas and Jingle Bells with lots of jumping up and down and merry laughter at the ensuing confusion. The Choir also sang some lovely old carols like Silent Night, Gaudette and others which were enjoyed by all. By this time Christmas was nearly upon us!

On Thursday 17th December the Choir entered three teams in the TCAM Big Christmas Quiz, where we all held our own fairly well. Not long now to the big day!

Wishing all Choir members and villagers a Happy and Healthy New Year.

We returned to rehearsals in early January. Carole introduced a wide variety of new songs for us to get to grips with ready for Kettering Eistedfodd Saturday 12th March and Oundle Festival of Music and Drama in mid April. Check our notice board at TCAM for updates and further information.

We always welcome new members to come along and join us!

Rehearsals are held on Thursday evenings in term time at TCAM 7:30-9:30.

If you would like more information please contact Sue on 07793386232

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Nature on your doorstep

Nature on your doorstep – a stroll round Mawsley & District with Les and Paul (not so much a stroll but a few lines on the Mawsley Eco-Meadow).

What does an Eco-Meadow mean to you?

To some it means a piece of wasteland full of weeds - why not grass it over or build more houses? To others it means a splendid field to walk their lovely dogs and to a minority of irresponsible and lazy owners means a place to leave their dogs droppings behind. But there again they would leave that wherever they walk their dogs. To us and we hope the majority it means a little piece of Wild Britain. A place where mother nature can take over and do the things she means to do.

You may consider 'that little piece of land will not make a difference' but some of today's farming techniques leave little room for nature. In many cases just a tiny narrow strip of land around a massive field of a single crop. However, allowing the native plant seeds to arrive at the Eco-Meadow unassisted to germinate, grow, flower, set-seed and multiply will mean food and shelter to our insects. Which in turn means the same to our birds, mammals and amphibians.

Why is this important? - Since 1930 the UK has lost 97% of wild-flower meadows - that's nearly 7.5 million acres – and with them the rich wildlife they provide. Some of Mawsley's older residents may remember warm summer evenings of their childhood lying down in a flower rich meadow. All around grasshoppers chirping, bees bumbling and overhead the song of the sky lark; swallows dipping and soaring low over the flower heads to take a tasty insect snack. The warm air has the scent of flowers: sweet floral tones from clover perhaps a merest hint of vanilla from a nearby orchard. Butterflies flitting between the blooms, a soft mist of buttercup yellow punctuated by pink ragged robin.

Let's make sure our Eco-Meadow is allowed to mature and provide the same summer evening experience to Mawsley's families for many years to come.

Take a stroll round our Eco-Meadow any time to marvel at the **Nature on your doorstep**.

If you want to find out more take a look at the following website <http://plantlife.org.uk/>





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RAY AND EMMA'S PROPERTY NEWS

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NEW YEAR CHEER FROM THE AGENT ON YOUR DOORSTEP

Firstly we would like to wish all our fellow villagers, old and new, a happy New Year.

When we value local properties a common question that people ask us is where our office is located. Before we started our agency business, some five years ago, Mawsley sellers would use agents with offices in Kettering. This is probably because it was thought that buyers would register there. The truth, with the internet so prevalent now, is that buyers rarely visit an estate agents office at all. They prefer to do their searching and registration online. In fact the first time a seller meets an estate agent is on a valuation at their home and the first time a buyer meets an estate agent is on a viewing at a property. So although we work under the banner of a company that is based in Northampton, our office is our home, firmly based here in Mawsley.

We thought it would be interesting, however, to do some real number crunching on the stats. We looked back at our last twenty sales to see exactly where buyers had come from. The figures make interesting reading. Five came from Northampton, five from Mawsley, four from Kettering and six from everywhere else, including one from France!! Our advice therefore would be to make sure you choose an agent that markets your home on both Rightmove and Zoopla. This is where most leads will come from. Then ensure that the person representing you has unrivalled local knowledge.



Ray Jacobs - Horts Property Consultant

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It's sad to see it go, but I've had a blast editing this newsletter.

I'd like to personally thank everyone whose been so supportive during my time as editor, and a special thanks to everyone who contributed. Without your articles there would be no newsletter, and you were absolutely fantastic the whole time.

Thanks to Pat for showing me the ropes, and then Rob for sticking by me and becoming a great help with the advertising! It made my job tons easier. I can't thank you both enough for helping me to get this far.

Now its time for me to study hard, so I'm afraid I am unable to continue editing further. Hopefully someone some day does pick it up again, because its great fun and really rewarding. It's certainly helped me to move forward and get the University places I need (a hint for any other budding writers or soon to be Uni students!)

I wish you all the best in the future, and to the readers, I hope you've enjoyed reading it as much as I have.

So long, and thanks for all the support.

Peter Reed

Housing Benefit, Council Tax Support Drop in Surgery on:



9th February

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