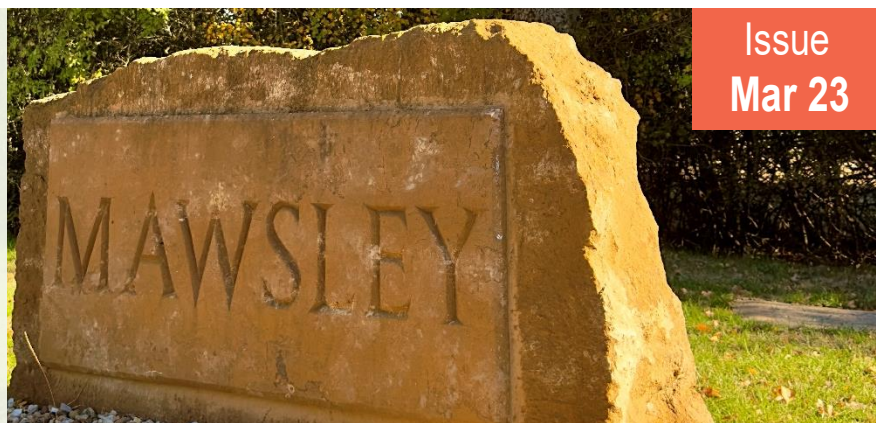


Issue
Mar 23



Mawsley News

Ticket to ride only £2!

Full details on page 2



From the Editor

Welcome to another edition of the Mawsley Newsletter brought to you by the Mawsley Villagers Association (MVA).

I am going to start this edition by breaking one of my own rules. My aim is to keep this newsletter free from politics, opinions, and try to maintain fact-based information that remains “local” or of local interest. I feel however that this needs to be said, so I ask your indulgence and invite you to join me in keeping those around the world who are suffering both man-made and natural disasters, in our thoughts and hope you join me in praying to our and their God, whomever that may be, to keep them safe and protected in these times of global madness.

This edition has grown a little, with an additional eight pages and some new features. I hope you find them enjoyable and please remember, this newsletter is for all in the village, if you wish to contribute, we would love to hear from you. To submit an article, club, or group information, advertise or just have something interesting to say, please email editor@mawsleyvillage.co.uk. The next edition will be in June with a deadline of Friday the 12th of May.

And finally, just for fun.
Eye sawed sum commint's inn
FaktBooke afters tha laast edishon,
sum missteaks broat mush smyles,
their his know exsuise eye doo trie
anned ave got's knew softswear
pluss adishonal prove reeda inn tha
howp ov emproovmints. I'am nether
bin perfick ass me movver wil atest
two, eye allway's trie ann lyke two
meak yew smyle.

Until next time, stay safe and I wish you a happy spring.

Daniel

Let's catch the bus!

What is Kettering Catcher? Can I use it?

Kettering Catcher is a network of non-profit shopper bus services connecting rural communities and Kettering town, operated in off-peak hours every Friday. Although concessionary bus passes are accepted on the services, everyone can use it. The following services serve Mawsley Village:

Service 78: Scaldwell – Kettering
From Mawsley – 09:45; From Kettering – 12:25

Service 78D: Kettering – Weston Favell (Via villages on demand)
From Mawsley: around 11:10; From Weston Favell: 15:15

Until 30 June 2023, a £2 single fare discount is being offered.

Did you know that service 78 operates as a hail-and-ride service in part of the village?

The bus serves Hawthorn Drive, Rose Hill Way and Mawsley Chase in addition to the bus stops. Although bus stop signs will be put up, you can catch the bus anywhere in this additional loop, even at your doorstep!

I don't like Kettering. Where else can I go?

CommMiniBus offer group transport for registered passengers, community groups and the public. Every Wednesday, passengers travel to Corby, Wellingborough, Weston Favell, Rushden Lakes or a garden centre. Community groups can also have their bespoke outings on the bus. The service could be potentially free if all members hold a bus pass and if the service is within a service area, shown on www.cmbus.org/k.

You can even hire their minibus when it is not scheduled for local service. Perfect for family outing, going to the pub as a group or even airport transfer. Usually, it would be cheaper to hire a minibus if you need two taxis.

The bus sometimes looks empty. How do they keep the service running?

A lot of passengers rely on the service to get out and about. COMMMinibus keep them running by diversifying the routes and trips to get more passengers on board. In fact, the bus is often full on the trips, which means they're taking away more than 10 cars on the road!

As a social enterprise, they have a small team of volunteer drivers and organisers to keep the operation up and running. They are now recruiting new members in their team. If you have a few hours to spare per week, give them a shout and be the #TransportSuperhero for their passengers!

For more information and the itinerary, please refer to cmbus.org, or call, text or WhatsApp 07888 011 891 or email info@cmbus.org.




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A walk in Stowe School and Gardens

Stowe garden is a wonderful day out for all the family! The 245-acre garden is part of the National Trust, within the grounds of Stowe School, a private boarding school in Buckingham. The size of the gardens, full of temples, statues, and architecture, along with the constantly changing seasons, ensures there is always something different to see. Stowe gardens are popular with Non and National Trust members, of all ages, alike and are particularly popular with dog walkers. The garden appeals to those interested in garden history and those interested in architecture, photography, birdwatching, and wildlife, or those who just enjoy being in the peaceful, beautiful surroundings or who want a little fresh air and exercise. There are various walks suggested on the Visitors Map and each route shows the accessibility for pushchairs and wheelchair users. The site has regular Conservation work to keep Stowe looking magnificent, some of which was taking place during our visit.



As you first approach Stowe you are greeted by the grand Corinthian Arch which was designed in 1765. A recent route my family and I have taken was approximately 3 miles, though other routes are available, or you may like to just enjoy a ramble at your leisure. After approaching the Corinthian Arch and parking the car, we headed down towards the New Inn, where a cafe, picnic area, toilets, shop & book shop can be found. The Parlour rooms, within this area, are interesting to wander around if you have time.

We then head down the 'Bellgate Drive', an 800-meter, tree-lined avenue, leading to the entrance of the gardens but it is possible to take a shuttle buggy to the garden's entrance. At this point, you will need your NT trust cards to book into the gardens (and/or optional house tours). Please note it is possible to join the National Trust on the day and set up a future direct debit. I would highly recommend this, as the cost

can be recouped after visiting a few properties and this also includes free parking at NT car parks. As an example, a single person's monthly cost would be under £7 per month! Bargain!

After booking into the gardens at the NT hut, (Don't forget to grab a map), you enter the walled gate and are greeted by sights of the school across the lake! Choosing to turn left we explored Eastern and Western Lake Pavilions, the path then splits, and we head to the right to take in views of the 'Cascade' before doubling back and walking along the edge of 'Eleven Acre Lake' to take in the sights of 'The Temple of Venus'. As we continue around the lake, we see 'Boycott Pavilion' (home of Capability Brown) in the distance, but we don't reach this, as we turn off right, continuing to follow the lake to see the 'Statue of Queen Caroline' on our left.

We then head up the grassy 'Gurnetys Walk' towards the 'Rotunda' and continue up to Stowe School Café for a well-earned coffee and toilet break. The helpful guides informed us that if the pink flags were out then the Cafe was open. It is possible to do tours of Stowe School and visit the Discovery Centre at an additional charge, but time did not allow us. Feeling refreshed, we continued our walk, turning right out of Cafe and heading toward the Church before continuing to pass beautiful snowdrops to what we all considered our favourite part, the 'Grotto'.





We then followed the path to 'Four Seasons Fountain' and continuing along the path we catch a glimpse of the Gothic Temple on our left, which we were informed can be hired for holidays. We then pass the 'Temple of British Worthies' before reaching a beautiful white wooden bridge on our right and turning left, heading to Stowe's famous 'Palladium Bridge'. Films made here include Quantum of Solace. This provides a perfect photo opportunity! We continue, detouring left to see the Chinese House. This is an amazing structure but because of its delicate nature, it had been covered for the winter. However, the cover had been designed to look like the house underneath. We then continue along the path past the 'Temple of Friendship' and arrive back at the entrance, before walking back (or taking the shuttle buggy back down) to the car park.

There are regular events held at Stowe. Currently, there is an Umbrella Treasure Hunt for the kids. A World Book Day event and Easter/Spring events are planned. Stowe will also be hosting their first Afternoon Tea and Tour in April. It's also worth keeping an eye out for their Star Gazing events, which get booked up within hours of being publicised and are highly recommended! We thoroughly enjoyed our visit, and it must be said, that the hard work of the volunteer guides is invaluable. Though I understand Stowe is looking for more volunteers.

For further details on opening times and events, please check their website.



Credit: Lynn Peck



1st Mawsley Scout Group

Meet in the Main Hall at TCAM Tuesdays (term time)
Cubs 18.10 – 19.25 hrs – Scouts 19.30 – 21.00hrs

1st Mawsley Scouts have certainly been busy since the last newsletter in December 2022; here are some highlights:

In November there was a visit to Gallone's in Market Harborough to make pancakes. As you can imagine the young adults needed no assistance in eating them! We also did a night hike on the Brampton Valley way – with the young adults dealing with simulated medical conditions (including bleeding/dressing a wound, asthma attack and hypothermia). Parliament Week also featured a visit from both Councillor James Hakewill (NNC - Rothwell and Mawsley Independent) and a Police Dog Handler with one of his charges.

In December we visited the John Lowther Centre to take part in archery and rifle shooting. The obligatory s'mores were then made (and duly demolished) over campfires. In January we spent time making bird feeders, bird boxes and homemade hand warmers. We explored the Communicator badge with the group learning semaphore, the phonetic alphabet, and sign language. We also learnt how to use torches to signal "SOS" in the dark on the TCAM field. We made full use of the dark evenings and the space on the TCAM field to work on the Astronomer Badge where the young adults created a human model of the solar system.



The Cubs experienced a pack holiday weekend in a wooden lodge at Overstone in January. The Scouts also came for one day to practise their fire lighting skills and to learn how to gut fish. The young adults had a great time – but don't take our word for it – this is a quote from one of our Cubs - "The pack holiday camp was great, and the best part was the Chinese New Year theme! There were lots of activities and things to do. I was always having fun with my friends. I can't wait for the next camp" – Joshua.

In February we had a fantastic evening of culture (American, Spanish and Greek) where three parents shared their experiences of "home" with some lessons on languages, history, and customs. The Cubs then made a Greek salad.

On the Community side, the Group organised and delivered the Christmas Scout Post for Loddington and Mawsley; donated a large food collection to the Kettering Food Bank and helped to deliver the first Mawsley Magazine publication.

The Group is already planning summer camps including a night in a Danish Shelter and an Activities Camp in the summer (to include water activities).

Our Group currently only offers a Cub Pack (8-10½ years of age) and a Scout Troop (10½ – 14 years). We will be establishing a four-week trial (hopefully from March) for a Beaver Scout Colony (5¾-8 years of age). This will be advertised through Facebook and the local Primary Schools. If you have a child that would be interested in this trial, please email us. For this section to become a permanent offering we need people to step forward and volunteer to lead it. DBS clearance and training will be required but you will be supported through this. We are a friendly bunch so please get in touch if you think this could be you. As mentioned in the last edition, we would love to hear from you if any children wish to join the 1st Mawsley Scout Group or if any adults that would like to volunteer with the Group. Drop an email to mawsleyscoutgroupenquiries@gmail.com.



Father Christmas in Mawsley!

Shortly after the last Newsletter came through your doors, Father Christmas visited Mawsley with his sleigh on Sunday 18 December. Despite some wet and very slippery conditions, his elves and reindeer did a fantastic job leading

him around Mawsley with our extra super-duper new lights, courtesy of LT Electrical (Northamptonshire) Limited, and helped by Santa's trusty sound technician. Although (as is customary) we had a few technical issues not helped by the damp weather, we hope you enjoyed seeing Santa and thank you all for being so generous to last year's chosen Charity, MND Association. You raised a total of £328!

A lot of hard work goes into organising Santa's visit to Mawsley, so a very big thank you to all those involved – you know who you are, and we all appreciate it.



Where are you???

There has been a long break in activities due to Covid, but we would love to welcome old and new members to MADS. You may be new to the village and interested in joining in one or more of the activities below; you might know somebody who has been in one of our productions before; you might have got a little taller since you were last involved – whatever it is, please do come and join in if you would like to be involved. See contact details below.

As I mentioned in the last article, the success of the annual pantomime before Covid which has grown each year means that it involves a great deal of time and effort to organize, so we are planning to build up to the next one over the next couple of years, running several smaller events in the meantime to increase membership and hopefully bring some entertainment to the community.

Our ethos has always been to make our activities accessible to all in the community – whether that be to participate or to come and watch. We are a friendly bunch so please come along and see us.

VARIETY EVENING – SATURDAY 18 MARCH 2023!



★ Please let us know if you would like to be involved – there is still time to enter! **Please contact us** using the details below. Whether it is reading a poem, doing a dance, singing a song or doing a sketch, it's up to you. It just must be suitable for all the family. There will be prizes on offer, for different categories depending on the number of acts and age groups. ★

This is an event for all the family from Great Aunt Mildred to her great-grandchildren, so please come along for an evening of fun with **FREE ADMISSION!!**

****The Centre at Mawsley, Saturday 18 March, Main Hall, Doors open 7 pm****

Play in the Park, Summer 2023

We plan to perform a play in the park in late May 2023 (date TBC) with an adult cast. This is likely to be a humorous take on a well-known classical tale. If you would be interested in performing, please get in touch. The community is invited to bring a picnic and watch. More details to follow.

Contact details.

If you would like to join MADS or participate in any of the activities, then please get in touch:

mawsleymads@gmail.com, Gareth on 07887 984068 (evenings and weekends) or garethn@hotmail.fr



NEWS FROM T C A M – THE HEART OF OUR COMMUNITY

Team TCAM are delighted to report that 2022 was a fantastic year for the Centre. Our Late Queen's Platinum Jubilee, Village Fun Day, and Firework Night together with a host of other activities and parties resulted in one of the best years since the Centre opened in 2007.

Christmas and New Year also proved that when we put a little effort into organising entertainment in the Bar and Hall, then you come and support us. Long may it continue. The Christmas Draw raised over £800 for the Kettering Food Bank, and we are so grateful for your support, and that of our suppliers, and local businesses. Without that support, it just wouldn't be possible to raise sums of money for those less fortunate than us.

The Management Team are always working hard to stage events and suitable entertainment for the Centre and some of the Diary dates are: -

- Monday Night Bingo, usually hosted by Grace. On a convivial evening, enjoy a drink from the Bar and play with a chance of winning cash and Bar Vouchers. Eyes Down at 7.30 pm.
- Our popular Quiz Nights are held on the last Thursday of the month at 8.00 pm. Teams of up to 6 persons. If you fancy being a quiz host, please contact – claire@thecentreatmawsley.co.uk
- Family Movie Time - Sunday 5th March @ 3.30 pm showing 'Lyle, Lyle, Crocodile'.
- Easter Weekend – Egg hunt and meat raffle.
- Coronation Weekend - 5th to 7th May – singers, inflatables, mega Jackpot Bingo.
- Family Fun Night – 9th & 23rd June - Bouncy Castle & BBQ
- Fun Day will be held on Saturday 8th July!

For further details of all our events please see our website, Facebook and Instagram pages or posters.

The Management Team



Office Managers, Claire Thorpe (far left) and Nicola Wisdom. Their role is the day to day running of the Centre including planning events, ordering from our various suppliers, and ensuring the finances of the Centre are in good order.

Bar Supervisor, Grace Foster (right), works with Claire and Nicola to oversee all aspects of the Bar. Her responsibilities include ensuring the Bar is fully stocked, the right number of staff are on duty and that those staffs are all fully trained, aware of Licensing Laws, Health and Safety concerns and are offering great customer service.



**Coming soon,
exciting news
about a
redesign of the
Bar area!**

**Are you an unpaid Carer for a family member, friend or neighbour?
If so, would you like to access support in Mawsley from Northamptonshire Carers?**



Northamptonshire Carers supports unpaid Carers countywide who look after a loved one, neighbour or friend who has a disability, long-term physical or mental health condition or other additional needs. Care is usually given on a regular basis to a person who couldn't manage without this extra help. It is sometimes difficult for Carers to identify themselves as such, who often feel this care is given out of a sense of duty or family expectations. This is something we are hoping to change.

There are many 'hidden' Carers across our region, so our Carers Drop-ins, funded by The Big Lottery are an important link to us being able to find and support Carers in what may be an emotionally and physically tiring role. We appreciate it is especially hard for those who live in rural communities and are isolated from more centralised services.



Existing Support available through our organisation: - Carers Assessments, Local Carers Groups, Carers Support Line, 1 to 1 Telephone Support, Activity Groups, Community Companions Service, Dementia Advice Service, Support for specific conditions such as diabetes, heart disease and pulmonary conditions, Young Carer teams, Former Carers meetings and Support teams based in the local hospitals.



Our current Carers Group held in Mawsley is an informal Drop-in with refreshments and a chat in a local community setting, with the Cared For welcome to attend too, alleviating the need for sitters, with information and advice on hand.

For Mawsley residents and anyone in the surrounding villages registered with the Mawsley GP Practice, Northamptonshire Carers currently hold their nearest Carers Drop-in on the 4th Weds monthly from 2-3.30 pm. Carers & their Cared For are both welcome. If you are a Carer do come along and have a chat with us.

Venue change: For our March meeting on 22nd March, we will be meeting at The Centre at Mawsley (TCAM). No need to book, just come along. Please contact Northamptonshire Carers Admin on 01933-677907 Option 1 or email admin@northamptonshire-carers.org for more information on the Mawsley group, future venues where we may meet or ask about other Carers support around your area.

MVA

**Mawsley
Villagers
Association**

Welcome to the second edition of the relaunched Mawsley Newsletter.

The Newsletter is produced by your village charity the Mawsley Villagers Association, the MVA, and is edited by MVA member Daniel. The MVA is a registered charity, and its aims are two-fold: to support Mawsley Village activities and to manage the lease for the Community Centre.

The MVA has 7 trustees, registered with the Charity Commission and 8 active members, in fact,

every village resident can become an active MVA member. The MVA has been involved with many village projects: the older children's play area, the Autumn Ball, and the youth club to name just a few examples.

It is the MVA that brings you the firework display every year. This is thanks to several dedicated individuals who start planning in June and pulled together a team of volunteers to manage the event enjoyed by Mawsley residents and the surrounding villages.

The MVA is currently working with the Parish Council to improve the woodland footpath to make it more accessible throughout the year and not just during dry spells.

The MVA relies on volunteers who want to help make Mawsley a great place to live. We would love to get more residents involved, so if you have ideas for village projects or would just like to get involved with activities, please contact us at mva@mawsleyvillage.co.uk



From Malaysia (without love)

Reflections on the Outline Application for Residential development for 43 dwellings, allotments, outdoor play space for Mawsley Day Nursery and additional car parking for the Community Hall with access only considered Barnwell Court (land adjacent to), Mawsley. Applicant Jardin Smith International Berhad (Malaysia).

Appeal Reference:

APP/L2820/W/21/3282589

The application was dismissed (refused) by the Government Inspector in his decision dated 23 Dec 2022.

The decision notice is on this link:

https://www.kettering.gov.uk/planx_downloads/0215.2020.KET.ADN___Land_at_mawsley_nr_Barnwell_Court.pdf

The Planning Application documents are on this link:

<https://www.kettering.gov.uk/planningApplication/129650>

Question 1: Fears for large-scale development.

The appeal on land near the Centre was, rightly judged to be outside the village framework (sometimes called the village boundary). That means that the council's decision on what land is "within" our towns and villages and possibly developable was accepted by the Inspector. Fears of further large-scale development like this one should be lessened because of the decision.

Question 2: Who owns the land? Or are they just applying in the hope of getting planning permission?

A basic principle of planning is that anyone can apply for permission to build or develop land whether they own it or not. This principle enables development to be tested through a planning application even if the applicant doesn't own any, some, or all of the land within what is called the red-line boundary of the application. The reason for this is that in some planning applications, there may be many landowners whom the applicant would need to buy land from to develop it. Clearly, an applicant would not want to negotiate and buy land before planning approval was given. What usually happens is that an applicant comes to a legal agreement that if planning permission is granted they (the applicant) will purchase the land from the owners (obviously at a higher value than if no planning existed).

What the applicant does have to do is notify anyone who owns or has a tenancy on land that is in their application. In the case of this application, a number of organisations/people were advised of the application going in.

With this application, some of the various owners were detailed in Section 25 on this link:

https://www.kettering.gov.uk/planx_downloads/0215.2020.KET.ApF.230320.pdf

The ownership of the land is not relevant to the decision on whether the application and the use of the land are acceptable.

In Paragraph 34 of the Inspector's decision, he referred to whether if permission were granted that the significant number of owners could agree on payments for infrastructure. "A unilateral undertaking has now been submitted, and on its face, it appears to secure the contributions sought by the Council. However, I note and share the Council's additional detailed concerns over the effectiveness of that obligation, given the jurisdictional issues, particularly around powers of attorney and the number of parties (over two hundred and fifty) involved." Note the significant number of owners. The Inspector didn't pursue this as he was rejecting the application on the grounds in Question 4 below.

Question 3: Who was applying for permission?

The applicant was Jardin Smith International Berhad (Malaysia) using an agent WS Planning & Architecture. It's normal practice for an applicant to use an agent and as in the answer to question 2 the ownership is not relevant within the planning process. Letters and plans within the application clearly show the different organisations that are putting forward the case for development.

Question 4: Why was the application refused?

The Inspector found that the policies in place at North Northamptonshire (formerly Kettering Borough) Council did not provide for new homes outside the current village "boundary".

He also found that the houses would cause harm "to the rural character and appearance of the site, area, public right of way and setting of the village". Further, the access would only be a single road link, unlike most other roads in the village. He agreed with the fact that the access through the TCAM car park is very much an open space used by the community and not suitable for a road into a development.

He further said, "I find that the proposal would harm the character and appearance of the area, including the site itself, the public right of way, the setting of the village and the open countryside."

Question 5: What is the possibility that the applicant could be successful in the reasonably near future, say 5 years?

The current Local Plan is intended to be refreshed in 2031 if government legislation doesn't alter the way these things are treated in law. The refusal was based on things which will not change so I would surmise that it is not likely to be any more viable in the future. That said I've learnt over the years that you can "never say never" in planning.

Thank you to Jim Hakewill for the above article, Jim has kindly offered to answer future questions for us and has asked me to include his email and telephone number should any readers want to contact him directly for this or any other purpose you think he can assist with.

james@hakwill.com 07771 788421

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Mawsley Parish Council

What is a parish council precept and what does it mean to you?

Do you know what a parish council precept is? Would you know what it is used for and how its increase or decrease affects you and your home? In this short article, I will explain what the precept is, why we, at Mawsley Parish Council, are increasing our precept this year and what impact this will have on our residents.

The precept is the council tax that the billing authority (North Northants council) collects on behalf of the parish council. The precept is calculated as part of the parish council's budget. Every Autumn the parish council starts to look at the coming financial year, the councillors will discuss what projects or commitments the council has and where the money will come from to fulfil them. The parish council receives no funding from the central government and therefore the precept forms most of the parish council's income.

For the last couple of years, the parish council in Mawsley has kept the precept the same at £70,000. In December the decision was taken to increase the precept for the financial year 2023-2024 to £92,000. Your council tax bill, when it arrives in a few weeks, will show that Mawsley Parish Council has increased their proportion of the bill by 30%. We know that there is a cost-of-living crisis and that everyone is struggling with an increase in bills, especially energy costs and we would like to assure you all that although 30% sounds like a high amount the increase will cost the average household an extra 45p a week. So why have we increased our precept? The parish council own the community centre at the heart of Mawsley. The centre is leased to a charity, Mawsley Villagers Association and is managed by a Community Interest Company, TCAM. We are aware that TCAM is expecting a huge increase in energy costs in 2024 and to mitigate some of that rise and secure the future of a very important asset of the village the parish council will set aside some funds to make energy-saving improvements to TCAM. We have had to raise the precept to do this. We hope that our residents will be able to enjoy the facilities at TCAM for many more years to come. If you have any questions about the parish council finances, please contact the clerk on clerk@mawsleyparishcouncil.gov.uk



Website: churchesbmc.org

Facebook: [cransleymawsleychurch](https://www.facebook.com/cransleymawsleychurch)

We would love to welcome you to Mawsley Church. We meet at TCAM on the 2nd and 4th Sunday of each month at 11 am for about an hour. Most weeks there is also Sunday Club with activities for children. We are linked to Cransley and Broughton Churches, so there are services you can attend every week.

Keep an eye out on social media and the village notice boards for information about our Easter services and Craft event. There are plenty of other events happening too – so to be added to our email or postal list, please contact Revd Nicki Hobbs by calling 01536 799522 or by email at revnicki@familyhobbs.org.uk.

Finally, if you would like prayer, a listening ear, or would like to book a Christening, wedding, or funeral, please get in touch.

Absolute Beginners Pilates classes

starting 1st March @10.30am – 11.15 am at The Centre at Mawsley.

Only £5.50 PAYG

These classes are suitable for those new to exercise, recovering from injury or needing rehab post-surgery etc.

During this class, we will move a little bit slower through each exercise, and classes will remain small, so limited places are available.

All classes are taught by Angela, an ex-professional Ballet dancer of 20 years with over 10 years of experience in teaching Pilates, she discovered Pilates when in recovery from injury.

To book visit
www.ketteringpilates.com/book-a-class
And for any further questions
Email: info@ketteringpilates.com
Web: www.ketteringpilates.com

Mob: 07811451931



MAWSLEY COFFEE CLUB

Mawsley Coffee Club is a friendly group for ladies and gentlemen who live in the village and have retired or are approaching retirement.

At our last meeting in February, we welcomed Rob Pendle who had come to speak to us about 78, Derngate in Northampton which was the home of the Bassett-Lowke family and was re-modelled by Charles Rennie Mackintosh in 1916. The meeting was very well attended and was most informative and entertaining.

On Tuesday, March 7th we have our next meeting which is a talk on "50 Mysterious Postcards". Sounds intriguing. It would be good to see you if you are able to come. We start getting together for coffee and a biscuit any time after 10 a.m. and our speaker starts at 10.30 a.m.

For further details contact:

Molly Shortt 790781 or Jean and David Wilson 799490



Mawsley Short Mat Bowls Club

As mentioned in the December 2022 issue of Mawsley News we are a friendly club playing at TCAM on Monday afternoons. We have a 2-hour roll-up starting at 1pm with a short break for tea and finishing at 3pm.

We also play a series of friendly fixtures against 8 local clubs both at home and away. These 16 matches are not only fun but also help broadening our knowledge of the game. Not every member wishes to take part in these fixtures some prefer to just come along to socialise at our weekly roll ups. If you would like to know a bit more about us either pop in on a Monday afternoon and have a chat or call us on 0779 338 6232. You will be made very welcome.



Running

I love running. First thing in the morning, a gentle jog around the village and back for breakfast and a shower. As we move towards Spring, and warmer weather, now is a good time to get fitter, so why not get the running bug?

A jog around Mawsley Village is 4 kilometres or 2.5 miles. If you go clockwise there are two uphill sections at the meadow and Hawthorn Avenue, go round anticlockwise these are downhill but it's a long gentle uphill pull from the bottom of the meadow to Old Gorse Way. You will meet many friendly faces, even some other runners, there is little traffic, and the dog walkers are all very considerate and will offer a passing 'good morning' or sometimes 'good luck'.

As you get more proficient there is the 5-mile round circuit to Old. On a Sunday morning, when the traffic is quieter there are numerous runners jogging this circuit.

If you are a new runner the "couch to 5K" is an excellent starting programme. Then there are the park runs (nearest at Wicksteed Park) or if you are already active then how about the Northants 5K race series? You could aim for next year's MK Festival of Running as a longer-term target. You never know if you get the bug, it could be the London Marathon!

There is never a better time than today to start on the road to a healthy, fitter lifestyle. As I trot around Mawsley I hope to see more happy joggers, red-faced and panting obligatory. Get jogging!



Sing - make friends - spread happiness

Dear Readers, If you didn't come along to 'WASSIAL 2022' Saturday 10th December you missed out on a real fun event.

Carole our lovely Musical Director led the choir and audience through a variety of carols and seasonal songs kicking of the 'Christmas Spirit' Also included was a fun rendition of Sleigh Ride on the piano performed by our accomplished pianist Emma and Elliot bass choir member and man of many talents. James one of our tenors gave us a hilarious recital of why Murphy was unable to attend work, which had us all in stitches. Drinks were purchased from the bar and nibbles were served in the interval, all adding to the festive atmosphere! Rosie one of our sopranos organised a raffle which went down very well, thanks to all who purchased tickets.

So all in all don't forget to save the date for 'Wassail 2023' 16th December, tickets available from TCAM nearer the day.

Currently we are practising in earnest for our 'Summer Concert' to be presented at TCAM 1st July another date to save.

It's going to be a spectacular one as we are celebrating our 10th Birthday this year. As usual tickets available from TCAM nearer the day.

In the meantime if you fancy adding your voice to Choir why not come along to rehearsals held in the Main Hall TCAM. 7:30 Thursday evenings.

We are a no auditions choir and you will always find a warm welcome awaits. For more info, please contact our secretary on

07960754459



poppy
print

Gardening For All

Mawsley Gardening for All gardening club.

My name is James, and I am the chair of Gardening for All gardening club.

We are a friendly welcoming village club for people who share an interest in all types of gardening and related subjects.

We hold regular meetings at The Centre at Mawsley with talks from visiting speakers on a wide range of topics, organise visits, have practical demonstrations, social events, occasional quizzes, and plant sales.

Refreshments are available at the indoor meetings.

You definitely do not need to be an experienced or be a knowledgeable gardener to join us, but enthusiasm does help!

Membership is open to all, and you don't even have to live in the village.

Our meetings are informative, sociable, and most importantly enjoyable.

I look forward to welcoming you to a club meeting or garden visit soon.

James.
February 2023



Pssst.....pass it on.....Mawsley WI meet at TCAM from 7.30pm on the second Wednesday of each month...see you there!

Calling all ladies who want a bit of 'me' time without breaking the bank, well get off your butt - enjoy a taste of freedom and come along to our monthly meetings. They are sociable and friendly as well as educational and fun and start at 7.30pm and usually finish around 9pm. Only costs £4.50 per visit. Don't be shy, give Mawsley WI a try!

Nature on your doorstep

One of my favourite families of birds – The Titmouse Family.

My appreciation of this group is well known in my family and our naughty niece gave me a tee shirt for my birthday with the legend 'I Love Tits' and images of the eight varieties to be found in the UK, only to be worn in the privacy of my garden! Of these eight breeding species only six are real tits, three form social groups often in mixed flocks and are seen regularly in our Mawsley gardens on feeders. Occasionally a fourth species (not a true tit) visits us which we call the 'lollipop bird'.

These lovely small birds have colourful plumages, short but stout legs and small triangular bills and in the case of our fourth visitor a long tail. All four feed on insects, seeds, nuts and the 'titbits' we put out for them in our gardens. Their feeding styles offer endless fun to watch hanging upside down and flitting from branch to branch.



Blue Tits

I have to say my personal favourite is easily recognizable with its blue, yellow, and white plumage. In winter we see family flocks but come the nesting time they become very territorial. I find it sad that after breeding the females lose the brightness of their colours as their tiny bodies concentrate on the important business of putting on weight rather than looking pretty.

Great Tits

The largest of our tits again easily identified with green and yellow plumage with a glossy black head and white cheeks. As with the Blue Tit, these originally woodland birds have adapted to our gardens and hedgerows. Great Tits can be aggressive towards others on the garden feeders.



Coal Tits

Not so common and not so colourful the Coal Tit with its olive-grey back, black cap and white neck is the smallest of the tits seen locally. This one feeds on conifers but during the winter will join flocks of other tits to form small hunting parties that roam woodlands, gardens, and hedgerows in our locality.

Long Tailed Tits

These birds roam in noisy excitable flocks and can be seen from time to time in our gardens but usually approach via a hedgerow darting from branch to branch whilst communicating with each other. The flocks typically compose of family members and vary in size but can be up to 20 in number. Again easily identified with its black and white colouring, a tail which is bigger than its rather round body (hence lollipop bird) and undulating flight. Unlike our other three tits, they stay together at nesting time and if one pair fail to raise their chicks, they will assist in helping and feeding another family.



Credit: Paul Richards



RAY AND EMMA'S MARKET THOUGHTS

Ray & Emma Jacobs

E. ray.jacobs@horts.co.uk

T. 01536 790118

M. 07970 607085



Since estate agents re-opened at the end of May 2020, after the two-month Covid lockdown, many house prices have increased by over a quarter and activity levels have been incredible. We have benefitted from stamp duty holidays and the lowest interest rates on record. However, like other periods of high price increases and high demand these periods are always preceded by a cooling off which allows us all to reassess what the market is doing. It's a sort of realignment.

How the housing market performs in 2023 will depend on many factors but the main one is confidence. So what are the factors that allow us to be confident in moving house, buying for the first time or buying an investment?



Mortgage rates

At the time of writing this article, rates have begun to fall and the consensus of opinion, from friends of mine in the mortgage sector, is that mortgage rates will gradually decline throughout the year, even if interest rates go up in the short term. Some predict that fixed rates could fall below 4 per cent by early 2024.



Employment

According to Indeed, who is the World's number one job site, as of 9 December 2022, UK job postings were 50% above the 1 February 2020, pre-pandemic baseline, seasonally adjusted - a new post-pandemic high. They say that postings have shown resilience to economic headwinds amid the cost of living crisis this year, with many organisations still looking to hire.



Inflation

Inflation has been one of the biggest stories of last year having grown from 2% at the start of 2022 to an eye watering 11.1% peak in October. This year most forecasters agree that inflation will come down, albeit they don't all agree on the same figures.



Utility Costs and Fuel

2022 saw prices pushed to record levels as the restrictions placed on Russian oil, following the invasion of Ukraine, led to a shortage of fuel entering the market. In December, the G7 imposed a \$60 per barrel price cap. However, as Russia has issued a decree, banning sales to any country imposing this cap, we'll hold our breath on how much impact this cap actually has. A key point to note here is that prices have now returned to the same levels seen prior to the invasion.

Conclusion

Horts Rightmove stats the first month of 2023 show some encouraging signs. Our Northampton branch were instructed on 53 new properties, which were viewed 257,977 times, creating 448 solid leads and 21 sales. My conclusion is therefore that the appetite is still strong and, even with all the curve balls of 2022, many of us are still confident in the housing market and still see property as a great investment.

Ray & Emma Jacobs



Ray & Emma Jacobs - Horts Property Consultant

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