



NORTON • CUCKNEY • HOLBECK and WELBECK

# PARISH COUNCIL

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[cllr.nancy.wright@nortoncuckneyholbeckwelbeckparishcouncil.gov.uk](mailto:cllr.nancy.wright@nortoncuckneyholbeckwelbeckparishcouncil.gov.uk)

## **In this edition**

**The Renters Rights Act 2025**

**Progress Update: Leases**

**July Quiz Night tickets released**

## COMMUNITY NEWS

MAY/JUNE 2026

# FROM THE CHAIR

## Meetings of the Parish Council

As of May 2026, the Parish Council has decided to meet every two months, which is a more practical schedule for a Council of our size. Please check the noticeboards or the website for meeting locations and details.

## Welbeck Abbey Bowls Club Opening

It was a genuine pleasure on Sunday, 12th April to officially open the new season by delivering the first wood at Welbeck Abbey Bowls Club along with Cllr Kelvin Wright in his capacity as County Councillor.

I have great pleasure in announcing that the Parish Council has supported the Club with a grant of £300 towards a fund to buy suitable sets of woods for ladies and junior members.

We were warmly welcomed by the club members with a generous spread and even enjoyed a game where we managed not to disgrace ourselves.



A warm welcome from the members of the Welbeck Abbey Bowls Club. We even managed to dodge the showers on a rainy day!

The Club will be holding an Open Weekend in May. Please find details on page 18.

## Important Information for Renters

Cllr. James Palmer has written a very timely article detailing the main points of the renters rights act. Please find this article on Page 4.

## Community Garden Works

As many of you may know, the lawn in Cuckney Community Garden is not only situated on a slope, but is also very uneven in places. This has made regular maintenance of the grass increasingly difficult and can limit how easily the space is used and enjoyed by visitors.

To improve the area, work will soon be carried out to level and even out the lawn surface. These improvements will help make ongoing maintenance more manageable, while also creating a safer, tidier, and more practical green space for everyone in the community to enjoy.

We appreciate your patience while this work is undertaken and look forward to seeing the garden continue to develop as a welcoming space for all.

## Remembrance 2026

In the next edition, we will be appealing for knitters and crocheters to take out their hooks and needles to make poppies for the 2026 remembrance installations. This is a heads-up for those of you who'd like a head start! Please text or email me if you'd like a pattern.

## A Big Thankyou

And lastly, I'd like to thank Cllr Nigel Wetton and John Prestley who have done a phenomenal amount of gardening to tidy up the area of the Village Hall car park. To find out about what they discovered while they were clearing the site, please see page 12.

*Cllr Nancy Wright  
Chair*

## PROGRESS UPDATE: LEASES

The Parish Council is pleased to share a positive update with residents regarding the ongoing work to secure long-term leases for both the village playing park and the village hall.

Following a period of discussions and negotiations, good progress has now been made towards formalising arrangements that will help safeguard these important community assets for the future. While there is still work to be completed before matters are finalised, the Council is encouraged by the direction of travel and remains committed to securing the best possible outcome for residents.

The Council is now in the process of instructing solicitors to undertake the necessary legal work to progress these agreements. Once this process has been completed and matters are formally concluded, a further update will be provided to the community.

These facilities sit at the heart of village life, providing spaces for recreation, events, and community activities. Ensuring their long-term stability is a key priority for the Council, and this progress represents an important step forward.

The Council would like to extend its sincere thanks to everyone who took the time to participate in the recent community survey. Your feedback has been invaluable in helping shape the Council's approach and ensuring that the views of residents are properly reflected in ongoing discussions. We would also like to thank all those who have supported the Council throughout this process. Community engagement and backing have played a crucial role in reaching this stage.

Further updates will be provided as negotiations continue.

*Cllr. Matthew Evans*

## PROGRESS UPDATE: MEMORIAL BENCH

Jackie Price and I would like to inform you all that the bench which has been purchased in memory of Steve Pemberton through the generosity of the community will be delivered and installed on the 29th April.

We will be having a small unveiling at the site of the old telephone box in Cuckney with refreshments served afterwards at Cuckney Shop, 2-4pm on the **30th April**.

All are welcome to attend.

*Lee-Ann Morton*

# NEW RIGHTS FOR RENTERS

Our parish is unique in many ways, beautiful countryside, a fantastic heritage and long association with the Welbeck Estate. It is this relationship with Welbeck that does mean that we have a much greater proportion of renters compared to majority of the country (83% Welbeck ownership – 17% privately owned). Recently Welbeck has started the process of writing to tenants with information regarding the new Renters Rights Act 2026.

This will come into law on 1st May 2026 and contains a few changes that tenants and landlords need to be aware of. This new act is for residential lets only and different laws may apply for commercial properties.

## What changes are being made?

The biggest change and the one that has been in the news is the removal of 'no fault evictions' these are known as Section 21 Notices under the Housing Act 1988, these enabled a landlord to apply to take possession of the property without a breach of tenancy conditions. Any notices issued prior to 1st May will still however remain valid.



**Renters Rights Act**

**— 2025 UK —**

## Changes to fixed term tenancies

From 1st May 2026 all tenancies will become automatically a rolling tenancy with no fixed end date or set term.

Your tenancy will continue

- until you and your landlord decide together to end the tenancy
- You end your tenancy by giving notice (usually 2 months under the new Act but can be negotiated with the landlord)
- Your landlord ends it, if they have a valid legal reason – examples being: rent arrears, anti-social behaviour or lack of care for the property.

## Change of tenancy name

Assured shorthold tenancies (most commonly used currently) will be replaced with Assured Periodic Tenancies – your current tenancy will automatically change on 1st May.

## Keeping a pet

From 1st May you have the right to request to keep a pet. Your landlord cannot unreasonably refuse your request. If they do refuse, you must be informed in writing, and this should include the reasons why. Each request should be on a case by case basis. You will have the right to challenge this decision in court.

Cont.../



**NORTON & CUCKNEY VILLAGE HALL CHARITY EVENT**

# THE ITALIAN NIGHT

Showing of...  
**THE ITALIAN JOB**

**Plus Pizza Van, Popcorn & Bar!**



**SATURDAY 16<sup>TH</sup> MAY • 7PM - 10PM**



**NORTON & CUCKNEY**  
VILLAGE HALL

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- DOES NOT INCLUDE PIZZA -

**SATURDAY 16<sup>TH</sup> MAY • 7PM - 10PM**

**TICKETS £5 - BOOK NOW!**

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OR CALL NANCY ON:

**07967 632617**



## Rent Increases

Currently it is common practice to include rent review clauses in tenancies. Rent review clauses cannot be used after 1st May, if you currently have a clause in your tenancy it will not apply after this date.

Landlords must instead use the process detailed in section 13 of the Housing Act 1988 to increase rent. This means that rent can only be increased once a year and you must be given 2 months written notice using a form called Form 4A. Importantly any rent increase must be no higher than the market rate. If you believe any proposed increase is above the market rate you can challenge this at the First Tier Tribunal.

### In summary the new Act changes;

- End to no fault evictions
- End of fixed term tenancies
- Restricted to one rent increase per year and not above market value
- The right to request to keep a pet at your home

*Cllr James Palmer*

## VILLAGE HALL UPDATE

Work is now being completed at Norton and Cuckney Village Hall, with the decorating soon to be finished in the new kitchen. March and April also saw two fantastic fundraising events and we would like to thank you all for your support.

In March we held our Quiz Night, which raised over £900, helping us towards our next aim, the renovation of the toilets and

More information can be found on [www.gov.uk](http://www.gov.uk)

If you have any concerns or would like independent advice you can speak to **Bassetlaw Citizens Advice** 0300 561 2800

[www.canns.org.uk](http://www.canns.org.uk)

**Shelter Charity** Email: [info@shelter.org.uk](mailto:info@shelter.org.uk)

[www.shelter.org.uk](http://www.shelter.org.uk)

**Bassetlaw District Council**

01909 533533

[www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

improving accessibility. I'd like to thank everyone for their support and for creating a fantastic atmosphere on the evening.

I can also announce that our next quiz, with pea and pie supper, will be held on Friday 10th July at 7pm. Tickets are available from Jac's Café or by contacting me directly, so make sure to secure your tickets before they sell out!

As I write this article, we are preparing for the Plant and Craft Fair. I would like to thank everyone who has helped organise this event and has volunteered their time.

Thanks again to the Women of Welbeck's support, we will also be holding our first community film night of the year on Saturday 16th May at 7pm. Our theme is All Things Italian, with our film being the original Italian Job and pizza being available to purchase from our local caterers. There will also be a

VH  
**PARISH 100 - 2026**

ANNUAL CHARITY FUNDRAISER

**NORTON & CUCKNEY**  
VILLAGE HALL

**SATURDAY 20TH JUNE**



**MEET / BRIEFING: 8:00AM**



**START: 8:30AM • FINISH: 6:00PM**

**REGISTRATION CLOSES: FRIDAY 5TH JUNE**



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£10**

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**Confirm registration by contacting  
Trustee Gemma 07305 832402**



## VILLAGE HALL UPDATE ... continued

bar on the night and popcorn, with tickets available from Jac's Café or through Nancy, with further details on the poster in this magazine. We are also working with local car enthusiasts, who will hopefully be displaying their cars at the Village Hall on the evening too!

Also in May, we have a new weekly line dancing lesson starting on Wednesday evenings. It's great to welcome a new regular hirer to the hall and we would like to thank everyone who has made this possible, as well as those who have registered their interest. Full details can be found on the poster in this issue.

In June, we will be hosting the **Parish 100** on Saturday 20th June, which Gemma has put together a great article in the last edition explaining this fantastic initiative, so no matter how far you want to walk or run, take part then treat yourself with a cake and a drink afterwards.

Back by popular demand, we will be teaming up with the Church once again as we transform the aisle into a catwalk at St Marys. Friday 5th June at 7pm will be our summer fashion show, so why not come along, support our local models and bag a bargain. Refreshments will also be available, with a raffle on the night too, so please contact one of the trustees or head down to Jac's Café to buy your tickets.

And finally, thanks to your suggestions, we have two new events to add to our schedule.

The first is a Barn Dance in the Village Hall on Friday 11th September, with a pie and pea supper. Tickets will be available shortly from myself or Jac's Café.

Also, on Saturday 21st November we will be holding wreath making sessions, just in time for Christmas! Tuition, materials and refreshments are provided with your ticket and bookings are open by contacting Pauline on 01623 843228. Places are limited, so reserve your place now and support not just local crafters, but also your local venue.

Thanks again for all your support and I look forward to seeing you all soon.

*Conor Marples, Chair*



The new kitchen is nearly complete. It will shortly be receiving a lick of paint and then the kitchen will be available for hire as a small meeting room.

Friday

**10**

July

From 7.00 pm to  
9.00 pm



**Prizes for 1st,  
2nd and 3rd  
Place and a  
special prize  
for the lowest  
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NIGHT  
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& peas)

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Ticket numbers are limited,  
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**8 Rounds**

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**Raffle and  
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in the  
interval**

**Maximum of 6  
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**Family friendly**

**Smaller teams  
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**All proceeds go to Norton and Cuckney Village Hall**

# COUNTY COUNCILLOR UPDATE

April 6th marked the start of the new financial year, with our County Council budget coming into effect. Of particular relevance to residents is the enhanced highways programme. Eight new 'hot box' teams took to the roads on that day, using high-quality materials—rather than cold tar—and adopting a 'right first time' approach to pothole repairs. These teams have already been very well received across Nottinghamshire.

Within the next couple of weeks, and hopefully by the time you read this, we will have taken delivery of the new JCB Pothole Pro machines. Despite earlier criticism from some who previously declined to adopt them, these machines are now being championed by our administration and by the Conservative Leader, Kemi Badenoch, as a key part of the future of highways maintenance. I am looking forward to some exciting developments ahead.

In Worksop South, our key arterial roads—the A57 and A60—have been receiving significant attention, including work on manhole covers, safety barriers, and road surface defects. I have also requested that the Darfoulds Roundabout be reviewed as a matter of urgency, along with several areas on Main Street in Norton.

Moving away from highways, antisocial behaviour continues to feature prominently in my inbox. I persist in applying pressure on the District Council, parking enforcement teams, and the police to address these issues, but progress is often slow. Too frequently, the response seems to be, "It's not my problem," or "Speak to another agency." Unfortunately, the 'too difficult to handle' tray for many organisations appears to be ever expanding.

April has also been the Month of the Military Child, during which we have released videos and blog posts highlighting the unique experiences of children in service families. The nomadic lifestyle, disruptions to schooling, parental separation, and associated anxieties are all important factors that we have asked the public to consider.

In May, I will be taking part in the Combat Stress – 100 Miles in May challenge alongside fellow councillors and Armed Forces veteran colleagues. I recognise that times are tough, but if you are able to spare a small donation, please consider supporting this worthy cause. Combat Stress provides vital practical and mental health support to veterans and serving personnel, particularly those struggling following deployment.

<https://events.combatstress.org.uk/fundraisers/kelvinwright>



Until next time, stay safe.

*Cllr. Kelvin Wright*



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# CALIFORNIA IN CUCKNEY



If you've paid a visit to the village hall recently, you can't fail to have noticed the stunning giant sequoia or redwood that stands at the back of the car park.

As part of a wonderful community effort to enhance the village hall grounds, Cllr Nigel Wetton and John Prestley made a delightful discovery. The tree bears a plaque commemorating the fact that the Duchess of Portland planted it in 1963 to celebrate the Norton, Cuckney and District Gardens & Village Produce Association.

This charming find adds a rich layer of local history to the village hall and highlights the enduring community spirit that continues to thrive today. Next time you visit, take a moment to admire this beautiful tree and reflect on the heritage it represents.





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## THE HISTORY SOCIETY

Unfortunately due to a last minute cancellation by the speaker the March meeting had to be cancelled but on 13th April *Bob Massey* gave an interesting account of The History of Policing.

On Monday, 11th May *Stephen Flinders* will give a talk entitled ' *Kathryn Crompton's Diaries*' 7.30pm at The Village Hall, entry fee £5 to include light refreshments, guests and friends welcome.

On Monday, 8th June members are going to Worksop Golf Club for Afternoon Tea at 3pm. Please let Tony 01623844949 know numbers ASAP if you haven't already done so.

It is with great sadness to hear that one of our members *Daphne Cooper* passed away recently after a long illness. *Daphne's* funeral will take place at St. *Winifred's* Church, *Holbeck*, on Friday 15th May at 11.00 am.

*Richard Bower*

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## WELBECK ABBEY BOWLS CLUB



**Our bowling club is right in the heart of Welbeck Estate. We are a small friendly club, looking to build our membership, why not come along and have a go. If you have never bowled before, don't worry, We have two level 2 coaches in the club.**

**We have social as well as friendly matches against other clubs, we also play a number of inter club matches.**

**Come along and join us, meet some very nice people, whilst getting yourself some nice gentle exercise. Bowling is a sport that can be enjoyed by all age groups. All you need to start with are some smooth flat soled shoes.**

**For further information please contact:-**

**Phone :- Beth Wood on 07960506695**

**Email:- [dainwood40@gmail.com](mailto:dainwood40@gmail.com)**

**How to find us:-**

**Enter the entrance to Dukeries Garden Centre, take the left fork road. After the 4<sup>th</sup> speed hump, take the next right turn, keep right and you will see a small fence and a wooden clubhouse. That is where you will find us.**

**We look forward to meeting you and welcoming you to our club.**





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MORE INFORMATION  
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CONTACT:

Pauline Marples  
01623 843228

OUR ADDRESS:

Norton and Cuckney Village Hall  
Norton Lane  
Cuckney, NG20 9NQ



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## CHURCHYARD 100 CLUB

The winners in February were  
Angela Bierton (no.12) and  
Emma Peck (no.65)

**WELL DONE!**

The winners in March were Joe  
French (no.15) and  
Christine Halewood (no.36)

WELBECK ABBEY BOWLS CLUB  
OPEN WEEKEND SAT 30<sup>TH</sup> AND SUNDAY 31<sup>ST</sup> MAY 2026



10am - 4pm

Tea/coffee cake and biscuits freely available

Welbeck Abbey Bowls Club is a small friendly looking for new members, We welcome complete beginners as well as more experienced bowlers. We can provide all the equipment needed to start you off, all you need are a pair of flat soled shoes. We have two level 2 coaches on site who will be more than willing to introduce you to flat green bowling, as well as give you tuition on the Rules and Etiquette of the sport.

We can be found within the beautiful grounds of the Welbeck Estate, and pride ourselves on our location. It is a beautiful place to relax, unwind and have a game of bowls. You will also get some gentle exercise, and meet new friends.

**HOW TO FIND US:-**

Enter the entrance to Dukeries Garden Centre, take the left fork road, after the 4<sup>th</sup> speed hump, take the next right turn. Keep right and you will see a small fence and a wooden clubhouse. This is where you will find us.

Please come along and give bowling a go, we look forward to welcoming you to our club.

# PARISH DIARY - FORTHCOMING EVENTS

Thursday, 30th April 2:00 pm to 4.00pm	Unveiling of Steve Pemberton's Memorial Bench	Site of the old telephone box in Cuckney
Sunday, 3rd May 10.30 am	Holy Communion and Annual General Meeting - Easter 5	St Winifred's, Holbeck
Wednesday, 6th May 7.00 pm	Annual Parish Meeting - Annual General Meeting	Norton & Cuckney Village Hall
Sunday, 10th May 10.30 am	Morning Prayer - Easter 6	St. Mary's, Cuckney
Monday, 11th May 7.30 pm	The History Society	Norton & Cuckney Village Hall
Saturday, 16th May 7.00 pm to 10.00 pm	The Italian Night	Norton & Cuckney Village Hall
Sunday, 17th May 10.30 am	Morning Prayer, Book of Common Prayer, Easter 7	St Winifred's, Holbeck
Sunday, 17th May 10.30 am	Holy Communion, Easter 7	St. Mary's, Cuckney
Wednesday, 20th May 2.00 pm	The Villagers Group	Cuckney Cricket Club
Sunday, 24th May 10.30 am	Morning Prayer - Pentecost	St. Mary's, Cuckney
Sunday, 31st May 10.30 am	Joint Benefice Cafe Church - Trinity Sunday	Norton & Cuckney Village Hall
Friday, 5th June 7.00 pm to 9.00 pm	SOS Fashion Show	Norton & Cuckney Village Hall
Sunday, 7th June 10.30	Holy Communion - Trinity 2	St Winifred's, Holbeck
Monday, 8th June 7.30 pm	The History Society	Norton & Cuckney Village Hall
Sunday 14th June 10.30 am	Morning Prayer - Trinity 3	St. Mary's, Cuckney
Wednesday, 17th June 2.00 pm	The Villagers Group	Cuckney Cricket Club
Saturday, 20th June 8.30 pm to 18:30 pm	Parish 100	Norton & Cuckney Village Hall
Sunday, 21st June 10.30 am	Book of Common Prayer - Trinity 4	St Winifred's, Holbeck
Sunday, 21st June 10.30 am	Holy Communion - Trinity 4	St. Mary's, Cuckney
Sunday, 28th June 10.30 am	Morning Prayer	St. Mary's, Cuckney
Sunday, 5th July 10.30 am	Holy Communion - Trinity 6	St Winifred's, Holbeck

## Parish Council Contacts

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**CALL** 07483 996720

## Member of Parliament

Jo White MP

**EMAIL** [jo.white.mp@parliament.uk](mailto:jo.white.mp@parliament.uk)

## District / County

Cllr Charles Adams [District]

**CALL** 07795 565611

**EMAIL** [charles.adams@cllr.bassetlaw.gov.uk](mailto:charles.adams@cllr.bassetlaw.gov.uk)

Cllr Dr Kelvin Wright [County]

**WRITE** Notts County Council, County Hall, West  
Bridgford, Nottingham, NG2 7QP

**CALL** 07483 996720

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Bassetlaw District Council

[www.bassetlaw.gov.uk](http://www.bassetlaw.gov.uk)

Notts County Council

[www.nottinghamshire.gov.uk](http://www.nottinghamshire.gov.uk)

## Dog Fouling / Fly-Tipping

Enforcement Officers from Bassetlaw Council will prosecute dog-owners who persistently do not clear up after their dogs.

The Officers will patrol areas that receive the most reports via the Bassetlaw website. The more incidents that are reported, the more likely it is that something will be done. The system is simple to use; **[bassetlaw.gov.uk/report-a-problem](http://bassetlaw.gov.uk/report-a-problem)** or call the dog-fouling and fly-tipping reporting line on 01909 533533

## Pot Holes and Road Issues

Reporting potholes or other road issues couldn't be easier, thanks to the MyNotts app.

The app allows you to report most highway issues directly to the County Council. All you need to do is go online and download the MyNotts app from the Apple Store or Google Play to either your phone or tablet.

Additionally, you can call the pothole reporting line on 03001 235000.

## Other Useful Contacts

Lighting  
03005 008080

Refuse/Missed Bins  
01909 534501

Mansfield Clothing  
Company Full Bin -  
01623 421555

Crime Stoppers  
0800 555111