

BADLESMERE LEES AND HALL COMMITTEE MEETING

7.30 pm, Tuesday, 12 November 2019

Those present: Ian Earl (Chair), Sue Earl (Secretary), Rick Blackman (Treasurer), Dave Austin, Fred Gregory, Katie Potter, Steve Burt.

Apologies for absence: Charlie Kirby, Ben Pullen, Tom Sisley.

1 Minutes of July meeting [The October meeting was postponed till November].

1.1 The minutes were passed.

2 Matters arising from the January meeting, and the AGM.

2.1 Village sign. No action has been taken since the last meeting, however, the committee agreed that this project should be given new and greater priority. SB offered to send FG's design to the company that make the 10k Run medals to see if they can make something about 600x900mm, or advise on design/material/manufacturing method. Discussions (continued at end of meeting) also centred on whether the content and style of the 10K Run medal could and should be incorporated into the Village sign.

2.2 Painting of the roof. Kevin Walters was emailed following Chris Moore's recommendations and replied that he would forward his health and safety policy. Preparation has been happening and a first coat of paint was applied in October.

2.3 Electrical work. The work has been carried out and an invoice received (£1042). The work comprised:

Replacement and relocation of the consumer unit and switches for the hall wall heaters (in the kitchen); the relocation of the card reader meter; addition of an override switch (for which a combination lock has been purchased);

Replacement of all MCBs not protected by an RCD in the main distribution board (consumer unit) with RCBOs in the absence of room to put a second RCD in;

All four Emergency Exit lights have been replaced with new (battery-containing) ones able to stay lit for some hours should a power failure occur. The associated outside lighting associated with the old Exit lights have been disconnected.

2.4 Mowing of the Lees. The cost of five cuts this year has come to £640. It was decided not to go ahead with the October cut, but an earlier-than-usual cut in 2020 was suggested and agreed upon.

Thanks are due to CK for cutting the verge alongside the A251 (and for trimming broken and low branches on a whitebeam tree in the northwest corner of the lees).

Thanks are also in order to TS for mowing the grass adjacent to the village hall.

2.5 The Triangle. IE strimmed (thanks to SB for the strimmer) the triangle and revamped the orange barrier fencing on the Triangle, however the fencing is not ideal nor robust enough, even temporarily. Knee-rail or low fencing was suggested but it was felt that Highways, whose land and responsibility the Triangle really is, would not appreciate any structures and there was concern that we could be liable should a car run into it and persons become injured or property damaged. Since a post or bollard at the apex would be on land that is the lees it was agreed to erect one there. SB has a suitable

steel pole and would have put it in place had he use of a Kango or similar to get through the rocks/hardcore at the apex.

- 2.6 The sign to declare 'Village Hall Parking – no parking beyond this point' has been acquired but yet to be erected.
- 2.7 The policy on the siting benches was forwarded to Lees Court Estate who are generally in agreement with our views though did express concern over the use of concrete (as a base to prevent theft). The specific request for a bench (which prompted the creation of a policy) had already been received by the Estate (pertaining to a Sheldwich location) and okayed for there, so the matter has been returned to Sheldwich Parish Council (via DA) to be resolved.

3 Accounts.

- 3.1 The bank balances as at 12 November: the current account is £10281.10 and the Business Reserve account £3854.13. Outstanding bills totalling about £1400 exist (for the electrical work, to reimburse IE for costs associated with maintenance to the hall, and the 100 Club prizes for October and November). Some entries for the 2020 10k Run have already been received, and a proportion of the receipts for hall bookings are for dates in 2020.

The 10k Run made a profit, which was not expected in this first year of it (see below).

- 3.2 The 100 Club winners since the last meeting are:-
August: £15 Sarah Pullen £10 George Blackman
September: £15 Jenny Ellwood £10 Katie Moore
October: £15 Charlie Payne £10 Neil Moore
November: £15 George Payne £10 A+M Skinner

4 10K Run (September 2019).

- 4.1 The event was resounding success – with many a favourable comment from the participants, including such phrases as “well organised” and “well marshalled”. A post-event meeting was held in September, and the salient points raised published, with copies sent to committee members soon afterwards.
A profit (of £1758.14) was made despite an expectation that for the first year at least that we would merely break even. It is comforting to know that the medals purchased this year are enough for next year's run too (effectively reducing the cost of next year's run by about £600).
- 4.2 The date for the 2020 Run has been set as 6th September, again the first Sunday in September. Lees Court Estate are happy with. They do have a concern that it will not mushroom to a massive event, and we have agreed to limit the number of entrants to 300 for 2020. Emails inviting this year's participants to run again have already been sent out. SB stated that Nikki Old has offered her services again, and that Martin Holmes, of Molash Turkeys, has expressed an interest in sponsoring the event.

- 4.3 The committee has already expressed its gratitude to SB for his lion's share in the organising of the event and IE will email the volunteers who marshalled or helped in other ways with the news of the final profit and to thank them.

5 Mediaeval Fayre.

- 5.1 It was agreed to resurrect the Badlesmere Mediaeval Fayre in 2021 (i.e. not 2020), with preparations to start soon as many of the better re-enactors and performers get booked up early. A willingness to spend more to ensure an exciting event, at the expense of a profit, exists in the committee. Hopefully this will overcome the poor reputation achieved from the last Mediaeval Fayre, and make future Fayres more profitable. It was pointed out how much effort the Fayres require, but the way it brings the village together was also recognised.

6 Hall hiring.

- 6.1 IE, as acting hall manager, wished some clarification from the committee on various matters concerning the hiring of the hall to both regular and occasional users. The committee unanimously concluded that any reduction in the hiring fees to help a club/organisation to get started should be for a limited period only (three months was considered appropriate), that the rates 'per hour or part of' should be rigidly enforced, that it would be appropriate to charge a higher hourly rate for commercial hirers (as other halls do), and storage of any equipment would be for regular users only, at the hall managers discretion and subject to space being available.

7 Maintenance of the village hall (and equipment)

- 7.1 Completed works include:
- a) Refurbishment of the hall heater electrics in the kitchen and replacement of some MCBs by RCBOs in the main consumer unit (distribution board) – see 2.3 above;
 - b) new emergency lights have been installed – see 2.3 above;
 - c) the 40W candle bulbs of the hall wall lights have begun to be replaced by LED equivalents, and this has necessitated the replacement of the four dimmer switches;
 - d) the broken kitchen window lock has been replaced, and keys acquired for all the window locks;
 - e) the gents loo door bolt has been replaced by one that can be opened from the outside;
 - f) all four gazebos are now stored separately on the shelving in the lobby, with all poles colour coded with insulation tape to identify to which gazebo they belong and to make assembly easier; all assembly instructions have been updated and laminated (and stored with their respective gazebos).
- 7.2 It is intended to start the major repairs to the walls in the new year, unless repairs to the floor joists are found more urgent, which will then precede work on the walls.
- 7.3 TS (neighbour in Colley's Cottage) is replacing the fencing between the hall and his property. He enquired whether the village hall could contribute to the cost (as when a similar replacement took place near the front door to the hall – a health and safety

issue). IE established with Lees Court Estate that the current fencing was not the hall's responsibility, and so no contribution will be made. However, TS has been permitted access across the hall's land to work on the fence and to remove or deliver parts and equipment.

8 Maintenance of the tracks.

- 8.1 The remainder of the type 1 bought to fill holes in the North Track prior to the staging of the 10K Run will be used to fill in the potholes that have developed. No further type 1 will be purchased before next Spring, and even then a remedy to the tracks condition by relaying its surface will be sought before the purchase of more will be considered.
- 8.2 10 tonnes of road planings will be ordered for the South Track, to be dumped in two piles – opposite The Dell, and at the corner near 1 Godfrey Cottages.

9 Leavemere parking.

- 9.1 The problem of cars parking on the grass verge outside Leavemere Bungalows, and the gaps in the knee-rail fencing that allows this has been described and shown to the Lees Court Estate Administrator. Clarification of the ownership of the verge is now being investigated, although replacement of the broken or missing fencing by the Estate is unlikely even if found to be theirs.

10 Wine and Wisdom (30 November).

- 10.1 It will be called 'Jane's Wine and Wisdom' in honour and memory of Jane Gregory. Committee members were encouraged to book a table and/or promote the event. A call for raffle prizes was also made.

11 AOB.

- 11.1 SE stated that the facilities in the kitchen would be greatly improved if a dish washer was to be added. There were no disagreement with this view, but IE declared that its installation may not be easy with the current arrangements of cupboards, drawers and the oven/hob units. The decision to purchase was deferred.
- 11.2 The state of the Bridle Path from the Lees to Shottenden Road was brought to the committee's attention but it was thought to be outside the remit of the committee.
- 11.3 The dumping of garden rubbish in the copses on the lees caused an email to be sent out to residents from the Estate. IE will investigate whether an informal arrangement can be set up so that it occurs at only one location, which could then be carefully monitored and kept unsightly.

The meeting closed at 9.00 pm.

Next committee meeting: Tuesday, 14 January 2020, at 7.30 pm.