

# Wickhambrook Memorial Social Centre

## Minutes of the MSC Trustees' Special Meeting on Monday 30<sup>th</sup> April 2012 in the Pavilion lounge

The meeting opened at 7.35pm with Julia Walker in the Chair.

### Present:

Julia Walker (Chairperson & PC) David Turner (management committee Hon member & Methodist Church),  
Jim Field (Tennis Club), Snowy Addison (Snooker Club)  
Stan Bates (Bowls Club) Michael Medcalf (Horticultural Soc. & URC Church),  
Jackie Medley (Badminton Group) Gladys Alexander (Day Club)  
Steve Taylor (Secretary & Booking Manager).

### Apologies:

Dorothy Anderson, Jim Fieldsend, Jackie Fieldsend

### Parish Council contributors present:

The Parish Councillors were invited so as to inform the meeting and lend weight and urgency to the matter.

Present: Julian Gurling (Parish Councillor).

Elaine Taylor (Parish Councillor - PC Estates Committee) sent her apologies, due to a prior commitment to Chair a school governors' meeting.

### Minutes of the previous meeting

As this was a special meeting called at short notice to address a single new topic, it was deemed inappropriate to review matters dealt with at scheduled meetings which are not on the agenda for this meeting.

### Introduction to the meeting

Julia (Chairperson) explained that the sole purpose of the special meeting, as shown on the agenda available at the meeting (*copy attached to the file copy of these Minutes - secretary*), was to consider the means the MSC might adopt to help the Parish Council in their work to upgrade the childrens' play area equipment. The current stumbling block, as explained in detail in the document which called this meeting, being that some grant awarding bodies require that the Parish Council must have a controlling tenure over the play area land. One way to overcome the problem would be to replace the existing formal, but not legally binding arrangement, wherein the MSC owns the land while the Parish Council provides the play equipment, with a formal lease so that the Council would have a legal right to develop the land under agreed leaseholder conditions. It is understood that leasing the land to the Parish Council would meet the requirements of grant-awarding bodies.

The ensuing discussion covered many points, most in some depth. The headline points, in their chronological order, were:

- The land could be gifted to the Council. This would incur considerable conveyancing costs, would probably involve negotiations with the Charity Commissioners, and would lose the land for any future use by the MSC.
- A 10-year, or 20-year lease could be arranged. The duration of the lease might not be critical as leases can be cancelled or extended fairly easily, and at minimum, possibly zero, cost, if done by mutual consent.
- Bearing on the possible duration of any lease, it was noted that the play equipment is intended to last for 10 or 20 years. It was stated that it could, and it was hoped would, last for 50 years. Informal advice was that it could last for as much as 100 years.
- It was explained that a lease can include conditions restricting the use of the land specifically to the use for a childrens' play area.
- It was commented that given the possible costs of any legal arrangement, costs which will be borne by the hall hirers and, a point added later, by the wider community through the income from the Supporters Association and the Scene, it was a disappointing turnout for this special meeting. Nevertheless, it was agreed that as there were sufficient MSC Trustees present, and as the meeting was an MSC Trustee meeting, any decision or outcome would be valid and proper.
- For the benefit of those present who were unaware of the present arrangements, it was explained that the land on which the play area, and much of the skateboard area, is owned by the MSC. The Parish Council are allowed to provide and maintain play equipment as a community facility. So that the play equipment could be conveniently close to the car park and easy pedestrian access, the MSC had set aside an area of the recreation field to accommodate the play area equipment. That area is fenced off to prevent dogs from entering the area.

- It was generally agreed that leasing the area to the PC, with certain restrictions, would be the best and quickest way forward.
- The meeting was informed that the Parish Council would meet half the costs of setting up a lease agreement.

With the discussions arriving at a general agreement, and with further discussion around the precise wording, it was:

**Proposed** by David Turner, and **Seconded** by Jackie Medley that;

- (i) A 10-year lease be set up with the Parish Council as leaseholders.
- (ii) The lease to specify that the use of the land would be exclusively for a play area, with no change of use without prior agreement.
- (iii) The lease to allow for review or roll-on as considered appropriate in future.
- (iv) An option to renew would be included, to provide the Parish Council with some certainty regarding continuity of tenure.
- (v) An annual fee, either as ground rent or whatever is appropriate, to be set at £10 per year.

On a formal vote by the Trustees, this was **agreed unanimously**.

To ensure that the matter would be dealt with as expeditiously as possible, without the need for reference back to the Trustees in the event that the costs could exceed the MSC management committee's expenditure limit of £500, it was:

**Proposed** by Snowy Addison, and **Seconded** by Jim Field, that the management committee be authorised to progress the above proposal directly to a conclusion.

On a formal vote by the Trustees, this was **agreed unanimously**.

Julia thanked everyone present for their attendance and co-operation with the Parish Council.

Noting that the next MSC meeting is, as scheduled, on **Monday 14<sup>th</sup> May 2012**, the meeting closed at 8.10pm.

End of Minute.

Signed .....

Date .....