

## **BADLESMERE LEES AND HALL COMMITTEE MEETING**

**7.30 pm, Tuesday, 28 January 2020**

Those present: Ian Earl (Chair), Sue Earl (Secretary), Rick Blackman (Treasurer), Dave Austin, Fred Gregory, Ben Pullen, Steve Burt, Tom Sisley.

Apologies for absence: Katie Potter, Charlie Kirby.

This meeting was previously scheduled for 14<sup>th</sup> January.

### **1 Minutes of November meeting.**

1.1 The minutes were passed, after a three (typo) corrections.

### **2 Matters arising from the November meeting.**

2.1 The Triangle. A metal post has been erected and set in 'postcrete' at the apex of the Triangle (at the entrance to the north track). It seems to be working in that it has not been hit by a lorry and the grass verge of the Triangle has not driven across since. Thanks to SB for the supply of the post, and to BP, TS and Gareth Fulton for carrying out the tasks involved.

2.2 The village hall parking limit sign is now in place. TS has added a reflector.

2.3 Hall hiring. Following clarification of the some of the conditions of hire, the hall manager has been informed that an occasional user offering Yoga on Saturday mornings will not be returning to the village hall.

2.4 Maintenance of the south track. 10 tonnes of road planings have been delivered and repairs already carried out. Maintenance of the north track was also discussed. Although suffering considerably from potholes no work will be carried out until the end of the winter rains. Instead of purchasing more type 1 it was thought that re-grading the surface would be a better option. BP will seek quotes.

2.5 Leavemere parking. Although parking on the verge near the bungalows is still occurring, it was felt that as it is only occasionally and is better than having cars parked on the track itself. It will be allowed to continue uncontested unless it becomes a problem or more unsightly. Lees Court Estate has yet to confirm the land on which the vehicles are parked is part of the Lees.

2.6 Dishwasher. A dishwasher has been donated to the village hall (thanks to CK). Although it is going to take some ingenuity to plumb it in (because of the existence and arrangement of the 'new' kitchen), and probably the removal of one of the fridges, it was considered a splendid addition to the facilities of the kitchen.

2.7 Dumping of garden waste. No action taken as yet.

### **3 Accounts.**

3.1 The bank balances as at 28 January: the current account is £10186.58 and the Business Reserve account £3855.42. The current account is 'artificially' high due to income from the membership of the 100 Club that has occurred this month. A better measure of the state of our financial affairs is the balances recorded at 31<sup>st</sup> December 2019: current account = £9454.66, reserve account = £3855.42. However these still exclude

three cheques written in 2019 yet to be presented, which total £366.68, and include nearly £600 already received as entries for the 2020 Badlesmere 10k Run. The electrical work in the hall in 2019 cost £1042, and November's Wine and Wisdom raised £642, almost as much as the special 2018 event.

- 3.2 In 2020, considerable outgoings should be expected from the painting of the roof (and possibly the exterior walls) and the repairs to the timber framework of the building.
- 3.3 The 100 Club winners since the last meeting are:-  
December: £150 Lisa Burton, £50 Alex Moore, £25 Silas Pullen.
- 3.4 A formal policy for the existence and purpose of the reserve account will be drawn up in 2020. It is envisaged that this will state that the current account should break even every year and be a 'working fund', with any surplus automatically being added to the reserve account. Payments made from the reserve fund will only be for types of expenditure that occur rarely and for specified purposes such as major repairs and long term hall improvements or changes, and scrutinised by the whole committee.

#### **4 Fund-raising and events.**

- 4.1 The 2020 Badlesmere 10k Run will take place on Sunday 6<sup>th</sup> September.  
The annual Wine and Wisdom event will take place on Saturday 28 November.  
The date for the next Mediaeval Fayre was set as Saturday 15 May, 2021. IE will contact the re-enactors that Jane Austin has discovered.
- 4.2 2020 sees the 75<sup>th</sup> anniversary of VE Day (8<sup>th</sup> May 1945) that effectively signalled the end of World War 2, in Europe at least. The Royal Pageant Master has sent out communications describing some of the events that are taking place (on the 8<sup>th</sup> and 9<sup>th</sup> May) and inviting communities, clubs and organisations to stage events. After some discussion, it was agreed to have a 'street party' within the village hall, to invite all villagers to join in, with the committee organising the food. It will be discussed at a later date whether to have music (or rather what form the music provision should take), and whether we have a bar or BYOB. These will determine whether there would be a charge. The beacon will probably be lit, again! The date for this is Saturday 9<sup>th</sup> May.

#### **5 Dates of meetings in 2020.**

- 5.1 It was agreed to continue the current pattern of four committee meetings spread evenly through the year, to be held on the second Tuesday in the relevant months. The dates of the next four meetings are thus: 14<sup>th</sup> April, 14<sup>th</sup> July, 13<sup>th</sup> October, 2020, and 12<sup>th</sup> January 2021.
- 5.2 The AGM will be on Tuesday, 12<sup>th</sup> May, in the village hall at 7.30pm, and will be advertised by the usual flier to all the houses in Badlesmere and Leaveland.

#### **6 Hall hiring – new booking form and conditions of hire.**

- 6.1 To match the new facilities and practices the booking form we supply to potential hirers of the hall has been rewritten. Particular attention was paid to the obvious changes to how the hall is used (e.g. how to use the hall heaters, turning the water on, and off, in winter), the duty of care that the hirer has to users of the hall, the requirement of the hirer to ensure no alterations or additions are made to the hall or its fixtures and fittings (except temporary decorations, subject to fire and safety considerations, but certainly no use of pins and staples), and how the hall should be left (so includes an updated End of Session Checklist). The new version was agreed unanimously, and will be forwarded to DA for inclusion on the website, and to the current regular users of the hall.
- 6.2 A discussion took place on the charges that are levied from hirers. It seems that no change in the cost has occurred for at least 10 years, and so the fees have not kept up at all with inflation. It was agreed that though the hall is a community facility, its survival does require the committee to maintain an appropriate income. It was agreed to increase the basic hourly rate to £8.00, but to retain it at £7.50 for regular users, and to increase the rate for those hirings that require the use of the kitchen for more than making teas. In line with other village halls, a 50% surcharge should apply to those bookings requiring the use of the Burco urn, the hobs and/or ovens. Other village halls seem have other categories such as non-resident (slightly more) and commercial (double the basic) rates. We tend not to be asked by non-residents and have in the past chosen not to hire it out to non-residents; it was agreed to continue with this policy. For commercial hirers, the hall manager should consult the committee as to the appropriate rate, and this may vary according the use.

## **7 Mowing of the Lees.**

- 7.1 It was agreed to continue with the excellent services of Ben Bowles, and to request a first cut earlier in the year than normal.

## **8 Village Sign.**

- 8.1 FG has made several versions of his artwork, and made contact with several companies who specialise in the design and fabrication of village signs. The committee discussed various aspects of Badlesmere life that should be depicted and confirmed that the following should be included: horse riders, rambblers, trees, pheasants, the village hall and the beacon, and buzzards. The preferred overall shape of the sign was agreed, and that we could provide and erect the pole on which it would be mounted. Also agreed was that a cardboard outline should be made and placed in the intended position to confirm the size and general appearance is satisfactory. FG will then supply his companies with this latest manifestation of the design for comments and quotes.

## **9 AOB.**

- 11.1 Sign at start of north track. It was proposed to design and erect a sign to declare the names of the properties along the track, and to state that Saddlesdane is not down it,

in order to prevent the numerous occasions that couriers and others drive the full length to find their destination is elsewhere (and then find turning round difficult especially if horse boxes are being towed). It does not help that the ONX postcode covers the whole of Badlesmere Lees that lies east of the A251, from Forge Bungalow to Saddlesdane. IE's schematic map of the village has already been given to the Red Lion, where drivers often go for directions. It was decided that this map should be sent to all the villagers on IE's mailing list, so that they can say where an address is if asked. Displaying the map in the bus shelter and/or telephone box was considered unnecessary. The idea was that when completing an online purchase one could add in the special delivery instructions for the benefit of the courier that a village map was in the bus shelter/telephone box.

- 11.2 Problems in closing and locking the main door were recently reported by one of the groups of regular users of the hall. Temporary repairs were effected (by Simon Picot) to ensure the hall could be locked securely, but this did highlight the urgent need to investigate the state of the timbers in the walls and under floor.
- 11.3 Chairs. The state of some of our chairs was a concern at the Wine and Wisdom. It was already our intention to replace the worst with folding chairs from the same source as the tables bought in 2017, but on checking availability recently the chairs chosen then have been replaced with others of the similar design but at a higher price. The committee was asked to consider the buying of non-folding (but stacking) banqueting chairs instead, (£18, c.f. £9 for the folding chairs). This was agreed in principle but the available colours and prices should be circulated and a final decision would be made at a later date.

The meeting closed at 9.00 pm.

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