

BADLESMERE LEES AND HALL COMMITTEE MEETING

Monday, 20 March 2023

Those present: Ian Earl (Chair), Sue Earl (Secretary), Rick Blackman (Treasurer), Steve Burt, Fred Gregory, Charlie Kirby, Chris Moore, Ben Pullen.

Apologies for absence: Dave Austin, Gareth Fulton, Tom Sisley.

An extraordinary general meeting was arranged for 20 February but since few members could attend it was rearranged for 1 March. This, too, was postponed until 20 March. However, decisions on minor matters were made via the committee's WhatsApp group before this meeting and are recorded in these minutes.

Katie Potter has resigned from the committee citing pressures of other commitments. The committee expressed their thanks for the contributions she had made while a member.

IE informed the committee that the long-time past BL&H Committee Chairman and founder member of the Lees Preservation Committee, Richard Godfrey-Faussett, passed away in January, aged 90. During his many years residing at The Old Rectory he was a stalwart of village life and used his considerable organisational skills to the benefit of the village hall and the lees. Even while living in Barham, having left Badlesmere Lees in 2002, he continued to support the village via the 100 Club.

1 Minutes of the January meeting

1.1 The minutes were passed, and will be posted soon on the village website.

2 Matters arising (excluding those to be discussed in later agenda items)

2.1 No actions undertaken yet with respect to:-

- > the Wilding Project (Jan 2.2);
- > 'Do list' and broom cupboards (Aug 4.1, Jan 2.3);
- > a system for circulating bookings (Jan 2.5);
- > the fire safety risk assessment (Jan 2.8);
- > an inspection of the hall for asbestos (Jan 2.11).

2.2 Jan 2.6. The date for the Spring Clear Up of the lees (and of burning the bonfire) is Saturday, 1 April, starting at 9.00 am. [Post-meeting, this was later changed to 8 April, and 9.30 am.]

2.3 Jan 2.9. The electrician spent almost a day in the hall on 10 March addressing the potentially dangerous items occurring in the EIC Report carried out last September. He will need to return to complete the task fully.

2.4 The Lees Court Estate was contacted about a number of issues. Responses were:-
> posts along the A251 (Jan 2.14): Strutt & Parker and the Estate feel it would be beneficial in the long term to have some form of deterrent against vehicles going on to the Lees. The Estate can help with the supply of materials and hopes the village would supply the labour to install. The Estate also seeks the committee's views on what would be appropriate.

The committee is willing to provide the labour if materials are provided by the Estate.

Aware that the soil is heavy clay with flints the committee expressed concern as what method would be needed to erect the fencing and whether the hiring of equipment would be necessary. Choosing between single square posts and knee-rail fencing was deferred, but horizontal telegraph poles/tree trunks or a trench (as many farmers use to prevent incursion onto their fields) were thought too unsightly. It was felt that the fencing should extend down the two tracks. IE to liaise with the Estate.

> ownership of the footpaths map (Jan 2.15): unknown, as its arrival predates ER's employment on the Estate. IE will contact KCC PROW.

> a contribution to the village sign (Jan 6.2): will make same donation as Sheldwich received. IE to provide bank details.

> acceptance of the date for the 2023 10k Run (Jan 7.1): date is ok, as is the route.

> Leavemere puddle: see item 9 below.

- 2.5 Jan 2.17. A red oak standard has been purchased and is awaiting planting. The cost was slightly greater than expected because the original source was out of stock by the time of ordering and despite getting a 15% discount from the new supplier.
- 2.6 Jan 3.4. A Macknade Gift Voucher for £50 was given to Yoshi Euridge in recognition of eight years of accounts checking (now no longer a quick job) during IE's tenure as Chairman with only verbal thanks ever being received.
- 2.7 Jan 3.5. The income, prizes and expenses for the 100 Club for 2022 have been reported to Swale B C, and a Small Society Lottery Licence obtained for 2023.
- 2.8 Jan 3.6. The final Profit/Loss sheet for the Badlesmere 10k Run 2022 was distributed to the committee. The correction of a miss-posting of a credit for the 2023 run and a late submission for reimbursement makes the bottom line a profit of £975.10.
- 2.9 Jan 4.2. The regular contractor has accepted the invitation to mow the lees in 2023.
- 2.10 Jan 5.1. Custodian trustees have yet to be appointed.
- 2.11 Village Sign:
 - > The plaque is still to be attached (to be done just before the 'unveiling') (Jan 6.2);
 - > The mound of earth is still around the base of the sign (Jan 6.3);
 - > Daffodil bulbs will not be sourced and planted until September (Jan 6.4)
 - > The Red Lion has requested that the celebration of the erection of the village sign not be on a Sunday when they are very busy with meals. So not to clash with family events that may be taking place after the coronation, the event will now be held on the afternoon of 20 May, at 3.00 pm, firstly at the sign then at The Red Lion. IE to email the village and other possibly interested parties. (Jan 6.5)
- 2.12 Badlesmere 10k Run 2023 (Jan 7.1):
Phil Scutt has agreed to the date of 10 September; the Estate has too (see 2.4 above).
Steph Bancroft has offered to help in the organising of the run.
- 2.13 Jan 10.1. The type 1 was ordered and repairs of the North Track carried on 20 Jan at a cost to the village hall of £134.
- 2.14 Jan 11.1. All the useful documents and advice sheets on the Rural Kent website were downloaded. All members of the committee were emailed copies of the advice sheets numbered 17 and 35, entitled 'Trustee roles and responsibilities' and 'Trustee indemnity' respectively.

3 Accounts

- 3.1 The updated summary of the accounts for 2022 and the associated bank reconciliation were presented to the committee. These will be published at the AGM in May.
- 3.2 The balances in the bank accounts as at 18 March were as follows:-
- | | | | | |
|------|-----------------|-----------|-----------------|-----------|
| BPH | current account | £2704.21, | reserve account | £34720.36 |
| BLPC | current account | £1903.76, | reserve account | £4271.00 |
- 3.3 Various amounts have been transferred between the current and reserve accounts (within the BPH and BLPC, not between them) in keeping with the Reserves Policy (making the balances in the BPH and BLPC current accounts on 1 Jan 2023 £3000 and £1000 respectively).
- 3.4 A payment of £430 is imminent from EKOGG to cover their hiring the hall until the end of March.
- 3.5 Hall heating. A new tariff has been set on the electricity meter that feeds the wall heaters – 20 ppu, up from 15 ppu. The committee thought that a rate of 25ppu was more appropriate, and should be put in place as soon as possible.
- 3.6 The 100 Club. So far 68 tickets have been sold in 2023 (corresponding to £510 of funds being raised, less - by about £50 - when expenses are taken into account). Efforts are continuing to recruit purchasers and the first two monthly draws have been postponed.

4 Mediaeval Fayre 2024

- 4.1 CM supplied the typical costs of displays, performers, bouncy castles, etc, and IE a table of the costs incurred at the previous fairs at Badlesmere and a set of prices from the one re-enactment group to date that JA had had a reply. The committee felt that if a fayre was to go ahead it should not be a half-hearted attempt. However, it was realised that the increased outlay would increase the risk of making a loss. Because of the expected increases in the cost of repairs to the hall and the proposed projects (see below) it was decided to abandon the idea of a Fayre in 2024.

5 Village Green

- 5.1 IE will meet CM in April to progress the registering of the lees as a village green.

6 Maintenance of the village hall

- 6.1 EKOGG have reported that the main store room roof is leaking. This and the ridge will be tackled by SB as soon as possible.
- 6.2 SE reported on a leak in the gents' toilets. SB to get his plumber to investigate.

7 Projects, incl. report on visit by Andrew Wilcock (see also item 8)

- 7.1 SB and Andrew Wilcock surveyed the hall as a first step in the actioning of the proposed major improvements to the hall that the committee are considering. During this AW stated that, in his opinion, the southwest wall had sunk relative the rest of the hall, a probable result of subsidence. Consequently RB lodged a claim with our insurers, with their assessor due to visit on 23 March. If unsuccessful expensive repairs may need to be carried out, but if successful there is still a £1000 excess to be paid.

- 7.2 The above has put a hold on the toilets refurbishment, although it was agreed that either way an extension is no longer affordable. Subject to what funds remain, a refurbishment of the toilets is still desirable, with four cubicles, of which at least two are ambulant toilet cubicles, as the preferred option. The creation of a ramped entrance (and associated paved driveway) and the renovation of the hall floor are also on hold. The repairs described in 6.1 or 6.2 above will still go ahead.
- 7.3 Consideration will be given to insulating the southwest wall should any repairs to it make this a possible additional action.

8 Proposed refurbishment of and possible extension to Toilets/Store area

- 8.1 See 7.2 above. Though overtaken by the discovery of the possible subsidence, the effort by FG and SB in creating different designs was noted and appreciated.

9 The Leavemere 'pond' (see also item 10)

- 9.1 The winter rains did indeed fill the sunken part of the track leading to the Leavemere bungalows (see item 9.2, August 2022). In January 2023 a complaint as to the state of this track was received by the committee and the Estate from one of the residents. Before the committee had considered the complaint, the Estate had filled in most of the depression. A query to the Estate established the material used was road planings together with a binding powder. This has since solidified, and most of it is higher than the main part of the North Track ensuring run-off towards the lees. One small puddle remains which will be filled in with type 1 when the North track is next repaired.

10 Future arrangements regarding the Tracks

- 10.1 IE brought evidence from the Lees and Hall Committee's archives that the Badlesmere Preservation Committee's original remit included the maintenance of the tracks on the whole of Badlesmere Lees. The title plan of this parcel of land shows that the branch of the North Track that extends to boundary with the Leavemere bungalows is included. As with the 'Triangle' where the lees ends and KCC Highways start there is a row of sets that delineate the boundary.
- 10.2 A look at historic accounts shows that in the past the Estate has occasionally contributed towards the maintenance of the tracks. In a recent informal discussion the Estate said this would continue. The accounts also show that Amicus (who acquired Leavemere Bungalows from Swale B C in 1990, Optivo acquiring them in 2017) made a contribution in 2012.
- 10.3 The committee agreed to continue to maintain the tracks on both sides of the Lees and the laybys.
- 10.4 The committee was reminded that the use of type 1 instead of planings for the North Track was an experiment begun some years ago. Because of the higher costs associated with type 1, residents along the North Track (the village hall included) have often paid for the work separately. This maintenance of the North Track did not include the branch to Leavemere.
- 10.5 The North Track again needs remedial work. A separate meeting will be arranged to discuss the way forward. A contribution (£200) to the cost of any work will be made by the lees committee (to even the amounts spent on the North and South Tracks over

recent years) in addition to the village hall paying its 'resident' contribution (one seventh).

11 AOB

- 11.1 The Conditions of Hall Hire and the End of Session Checklist have been updated to take into account the existence of the dishwasher and to emphasise the key actions needed when leaving the hall. Two copies of the latter are now prominently displayed in the hall in addition to being in the Booking documentation.
- 11.2 A request from a potential hirer to be able to have a bouncy castle at a children's party in the hall was considered. Whether the hall floor would be able to support the equipment was not of concern once it was realised that the diagonal roof tie bars prevent there being sufficient space for safe bouncing. There was no objection to a bouncy castle outside the hall, so long as appropriate insurances are held by the supplier and the hirer of the bouncy castle.

The meeting ended at 9.50 pm.

The next committee meeting is scheduled for Monday, 15 May 2023, in the village hall following on from the AGM (which starts at 7.30 pm).