

LYDNEY RECREATION TRUST

TRUST MEETING – 29 January 2018 - 22

THE MINUTES OF THE MEETING OF THE LYDNEY RECREATION TRUST held in the Council Chamber at Claremont House on Monday 29 January 2018 at 7.00 pm.

Present: Trustees Harris (Chairman), W Leach, B Pearman, H Ives, K White, C Vaughan, R Christodoulides.

In Attendance: Mrs J Smailes – Trust Secretary
Mrs S Lanfear – Trust Admin Assistant
Mr K Howard – Lydney Angling Club
M P Davis – Lydney Angling Club
Mr D Pomeroy – (President) Lydney Rugby Club
Mr D Nelmes – (Treasurer) Lydney Rugby Club

Housekeeping – Trustee Harris informed all present that no practice fire evacuation had been scheduled for the duration of the meeting. All attendees were then informed of the locations of the nearest fire exits.

1. **Apologies**

Apologies for absence were received and noted from Trustees Pugh, Berryman, Legg and Biddle

2. **Declarations of Interest**

None.

3. **Approval of Minutes**

Approval of the minutes of the Recreation Trust meeting held on 27 November 2017 and Delegated Powers meeting held on 5th December 2017 were **proposed by Trustee Ives seconded by Trustee Christodoulides**. Unanimous.

To note any actions taken under Delegated Powers.

- Garage 15, Hams Road Car Park – Repair works on damaged garage (*no cost to the Trust*)
- Cost of call out and repair to other garage (*Cost of £110.00*)

It was **proposed by Trustee Ives seconded by Trustee Christodoulides** that all actions under Delegated Powers be accepted. Unanimous

4. **Finance and Sundry Payments**

4.1 Prior to the start of the meeting Trustees were provided with a copy of the monthly payment schedule for January 2018

Receipt of the payment schedule was **proposed by Trustee Leach seconded by Trustee Vaughan**. Unanimous

4.2 To approve payments therefrom **proposed by Trustee Ives seconded by Trustee Pearman**. Unanimous

4.3 The Trust Secretary informed Trustees that since the Trust had approved transfer of its share portfolio to Brewin Dolphin it had made a profit of £3449.21. Noted.



LYDNEY RECREATION TRUST

TRUST MEETING – 29 January 2018 – 23

FINANCIAL STATEMENT -

JANUARY 2018

Opening Bank Balances as 1st April 2017

LLOYDS BANK - Current account		18,787.19
LLOYDS BANK – General Reserves		55,648.40
EFG Harris Allday Share Portfolio: <i>as at</i> 31.03.17	£270,309.07	00.00
	Bank Balance	<u>74,435.59</u>

TRANSACTIONS

RECEIPTS

Receipts APRIL		2,954.08
Receipts MAY		24,003.28
Receipts JUNE		1,962.19
Receipts JULY		3,526.14
Receipts AUGUST		2,330.55
Receipts SEPTEMBER		2,283.16
Receipts OCTOBER		2,610.57
Receipts NOVEMBER		3,965.50
Receipts DECEMBER		1,232.79
Receipts JANUARY		
Receipts FEBRUARY		
Receipts MARCH		
	Total Receipts YTD	<u>44,867.21</u>

PAYMENTS

Payments APRIL		219.32	
Payments MAY		13,750.47	
Payments JUNE		4,007.45	
Payments JULY		12,346.00	
Payments AUGUST		1,245.15	
Payments SEPTEMBER		3,547.14	
Payments OCTOBER		1,277.85	
Payments NOVEMBER		5,623.29	
Payments DECEMBER		1,524.23	Detailed Below
Payments JANUARY		1,582.13	Detailed Below
Payments FEBRUARY			
Payments MARCH			
Payments PRIOR TO YEAR END			
	Total Payments YTD	45,019.03	
		<u>74,283.77</u>	

Reconciled Bank Statements as at end

DECEMBER 2017

LLOYDS BANK - Current account 01727642		15,196.32
LLOYDS BANK – General Reserves 01451914		59,087.45
Bank Balances as at: 31.Dec.18		<u>74,283.77</u>

DECEMBER PAYMENTS

Payments made by Direct Debit:

Water Plus	08.11.17	10.94	Qrtly DD	Water/Business Rates
FoDDC Business Rates	15.11.17	53.00	Mthly DD	Water/Business Rates
FoDDC Business Rates	15.11.17	145.00	Mthly DD	Water/Business Rates
Forest Equipment Services Ltd (Nov)	27.11.17	954.48	Mthly STO	Litter Picking
Direct Debits:	Sub total	<u>1,163.42</u>		

Interim Payments made in advance of meeting:

None

Interim Payments: Sub total 0.00

Payments for approval in Lieu of meeting

Forest Equipment Services Ltd	87.74	1317	Monthly	Dog Waste/Litter Collection
Lydney Settled Estate	150.00	1318	Ad Hoc	Grounds Maintenance
N power	49.97	1319	Qrtly	Utilities
Travis Perkins Trading Co	63.60	1320	Ad Hoc	Grounds Maintenance
Cash	9.50	1321	Ad Hoc	Postage/Gen Maintenance
Payments in Lieu of meeting: Sub total	<u>360.81</u>			

LYDNEY RECREATION TRUST

TRUST MEETING – 29 January 2018 – 24

TOTAL PAYMENTS	DECEMBER	1,524.23
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JANUARY PAYMENTS

Payments made by Direct Debit:

FoDDC Business Rates	15.12.17	145.00	Mthly DD	Water/Business Rates
Forest Equipment Services Ltd (Dec)	27.12.17	954.48	Mthly STO	Litter Picking
Water Plus	29.12.17	8.14	Qrtly DD	Water/Business Rates
Direct Debits:		Sub total		1,107.62

Interim Payments made in advance of meeting:

None

Interim Payments: Sub total 00.00

Payments for approval at meeting on:

29th January 2018

Forest Equipment Services Ltd	169.05	1322	Monthly	Dog Waste/Litter Collection
P Hurcomb Carpentry	110.00	1323	Ad Hoc	Garages
Lydney Town Council	40.76	1324	Qrtly	Postage
Cash	100.70	1325	Monthly	Postage/Garages/Gen Maintenance
Payments in Lieu of meeting: Sub total		420.51		

TOTAL PAYMENTS	JANUARY	1,528.13
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A list of unrepresented Cheques (For Information only)

Lydney Tennis Club	156.11	1316
Forest Equipment Services Ltd	87.74	1317
Lydney Settled Estate	150.00	1318
Travis Perkins Trading Co Ltd	63.60	1320
Total	457.45	

5. Business

5.1 Lydney and District Angling Club

Prior to the start of the meeting Trustees had received a copy of an email from Lydney and District Angling Club. Trustee Harris invited Mr Howard and Mr Davis to give an overview. Mr Howard and Mr Davis spoke of their concerns in relation to remedial/maintenance work on the island and the increase in otters in the area and the detrimental effect such will have on the fish population at Lydney Lake.

In respect to the Angling Club's request that the Trust assist it in addressing tree work on the island, the Angling Club were reminded that such works fall under their lease obligation. This said Trustees suggest that if trees were to fall into the lake it would adopt a sympathetic approach and it would possibly address the removal of any such tree/large limbs with the aid of the Angling Club/its boat. Trustees were also asked to consider the Angling Clubs request to erect otter fencing around Lydney Lake.

After a long discussion Trustees asked that the item be deferred to the next Trust meeting in order that an expert may be contacted to find out more information. The Trust Secretary suggested inviting Cllr C McFarling from the FoDDC as he previously mentioned his expertise on such matters. It was reported that Bendalls had recently erected otter fencing around its fishing lakes. Trustee White felt that this item needed addressing as it was not only fish that would be affected by otters around Lydney Lake.

LYDNEY RECREATION TRUST

TRUST MEETING – 29 January 2018 – 25

It was **proposed by Trustee Pearman seconded by Trustee Harris** that more information be obtained and that this item be added to the next Trust Agenda.
Unanimous

Action – Trust Secretary

5.2 Hams Road Car Park

Trustees noted that signage had now been erected at Hams Road Car Park. Noted

Prior to the start of the meeting Trustees were issued with information relating to the installation of a height restriction barrier at the entrance to Hams Road Car Park. The Trust Secretary spoke of her concerns over commercial vehicles and other parties using the Hams Road Car Park despite the Trust's request that the car park be used for visitor parking only. A lengthy conversation took place over the advantages/disadvantages of such a barrier being installed, it was noted that this would not have a negative effect on those who rent garages located in Hams Road Car Park. It was **proposed by Trustee Harris** that the Trust would purchase/install a height restriction barrier. Voted carried

Action – Trust Secretary

Trustee Harris referred Trustees to an outstanding statement of account previously issued to James Bevan Coaches for parking on private land rather than in Newerne Street Car Park/Bus Station. The Trust Secretary was instructed to carry on chasing this outstanding payment and show details at year end if account was still outstanding.

Action – Trust Secretary

5.3 Lydney Rugby Club – Lease negotiations

The Trust Secretary gave a verbal update in which she initially reminded members of their prior decision which was taken September 2017, this being to bestow Delegated Powers to an Officer, Trustees Pearman, Berryman and the Trust Chairman in order that they may negotiate a lease agreement with Lydney Rugby Club for the whole of the 'free area' on Recreation Trust Ground which would also encompass sublet agreements to the Football/Cricket Club enabling them to also gain continued usage of these areas and security of tenure. The Trust Secretary explained that Trustees were keen to ensure fairness across the board and at the meeting to which representatives of all clubs were in attendance it had been carefully explained to all that the idea behind allowing Lydney RFC to further a lease agreement on the whole of the 'free area' was in order that substantial grant funding could hopefully be secured and drainage work commenced which would be for the betterment of all sporting clubs and public users. It had been for this reason that Delegated Powers had originally been bestowed.

The Trust Secretary explained under Delegated Powers a number of points had been further negotiated such as; current use of training pitches/training areas, break clauses in lease agreements to provide for football/cricket club participation in sublet agreement, insurance cover, litter control, overspill car park (Swan Road) and retention of public access and that none of the points had been unsurmountable to furthering negotiations; however, the Trust Secretary had since received a further email following a Lydney RFC Executive Committee Meeting held on



LYDNEY RECREATION TRUST

TRUST MEETING – 29 January 2018 – 26

26/1/18 in which she had been advised that Lydney RFC had instead concluded that there was nothing to be gained by the club, either materially or financially from the current proposed lease, that the club would be taking on responsibility for land that it neither needs nor wants. Therefore, Lydney RFC had determined that they instead only wish to pursue a stand-alone lease for one pitch and the car park/access at Swan Road.

The Trust Secretary advised that in light of this she had once again spoken with the Trusts Chartered Surveyor who believed the Recreation Trust should put a definitive time frame on this matter and not be swayed to negotiate further if the time frame lapses and that the Trust, if it decides to once again bestow Delegated Powers, need to remain firm in its resolution as to what is on offer and either be willing to execute the negotiated document or end all further negotiations with Lydney RFC. Trustees were asked to consider providing Lydney RFC with a 25-year lease on one pitch area; that it permits the club to de-mark (by way of corner posts/scaffold tubes), thereby providing Lydney RFC the ability to prove security of tenure.

Trustee Harris invited the President/Treasurer of Lydney RFC to speak in relation to the lease negotiations. Representatives spoke of their concerns re: -

- Drainage/Drainage Improvement Plans
- Leasing an area of no benefit to Lydney Rugby Club.
- Lydney RFC would be interested in a 25-year Lease to secure a second pitch would provide additional space in order for the Junior section of Lydney Rugby Club to expand.
- How a 25-year lease would enable Lydney RFC to further grant applications relating to improvement works.
- Concerns were expressed over the original area used by Lydney Rugby Club having being encroached on by Lydney Town Football Club/Cricket Club.
- Confirmation that erecting rail/post around the 'pitch area' would be acceptable to Trustees.

The Trust Secretary at this point sought clarification from Lydney RFC attendees as to the area they wished to lease and stated she would require the total measurements (pitch and run-off/spectators area) in order she may plot the map that would accompany the lease agreement.

It was **proposed by Trustee Pearman seconded by Trustee Ives** that Delegated Powers be bestowed on the Trust Secretary, Trustees Pearman, Berryman and Trust Chairman in order that a lease on one pitch area may be executed within the set timeframe (Friday 9th February 2018).

It was noted that the Trust would not entertain further discussion in relation to this matter and any offer of a lease would be withdrawn if the document was not executed within the specified timeframe. Noted.

The Trust Secretary also reported concerns expressed by the Trusts Surveyor in relation to the noticeable breach in conditions of the existing leases by both the Cricket and Football Clubs, namely the complete enclosure of the Football ground when it was evident that consent had only ever been given for the main gate to be closed during matches and outdated Trustee information, and in relation to the Cricket Club, the noticeable height of the perimeter hedging. The Trust Secretary sought guidance as to whether the Trust Surveyor should be asked to address these points. It was **proposed by Trustee Pearman seconded by Trustee**



LYDNEY RECREATION TRUST

TRUST MEETING – 29 January 2018 – 26

Christodoulides that the Trust Secretary be instructed to liaise with the Trust's Surveyor and that he be instructed to address the breaches on the Trust's behalf. Unanimous.

Action – Trust Secretary

5.4 **Additional Grass Cuts**

The Trust Secretary suggested that as this item had been considered under delegated powers, and as the lease had not been executed, that the grass cutting contract remained as per schedule. It was **proposed by Trustee Pearman seconded by Trustee White** that the grass cutting contract remained as per schedule. Unanimous

Action – Trust Secretary

5.5 **Review Charges**

After a lengthy debate it was **proposed by Trustee Harris** that the 'tabled' hire charge schedule for use of the training areas by the football/cricket/rugby as well as adhoc usage of Trust ground be approved/implemented as at 1st April 2018 (subject to the Trusts Surveyor confirming the proposed charges). Unanimous.

Any requests by the football/cricket/rugby club to secure training areas it was resolved, would be addressed separately by Trustees but if so not agreed the hire charges would be applied as of 1st April 2018. Vote carried.

5.6 **Annual Play Inspections**

Prior to the start of the meeting Trustees were provided with a quote from Monmouthshire County Council and asked to consider appointing them to continue with the Annual Play Inspections on Trust Ground. It was **proposed by Trustee Harris** that Monmouthshire County Council was appointed to carry out the 2018/19 annual inspections.

Action – Trust Secretary

5.7 **Additional Lighting around the lake**

Prior to the start of the meeting Trustees were asked to consider correspondence regarding additional lighting columns around the lake. After a short discussion regarding the advantages/disadvantages of purchasing additional lighting Trustee Pearman asked for the item to be deferred to the next meeting. It was **proposed by Trustee Pearman seconded by Trustee Harris** that this item be added to the next Trust Agenda.

Action – Trust Secretary

8. **MEMBERS REPORTS**

None

The meeting closed at 8.10pm.

Chairman 

Date 28.3.18

LYDNEY RECREATION TRUST