

MINUTES OF MEETING FROM THE HUGHENDEN VALLEY VILLAGE HALL COMMITTEE
HELD ON 5th November 2019 @ 8pm

Present	Michael Sole Jill Graves Angus Idle Andrew Flint Joan Steel Diana Gibbons John Moorby Louise Jones Jonathan Hilder Christine Powell Tony Konieczny Roland Wales Darryl Beckwith Neil Bellamy Kerry Franklin Bob Hawkins Dylan Jones	Chair Art Group Residents Association HAGA Valley Friends Trustee Conservation Team Village Shop Village Shop Bookings Secretary Trustee Trustee Resident Football Club Playground Users Treasurer Secretary
Apologies	Victoria Bellamy Peter Gieler Judy Biggs Derek Ransom	Trustee Parish Council MS Society Trustee

ITEM	PERSON
<p>Item 1 – The Chairman’s Welcome and Introduction Michael welcomed everyone to the meeting. Michael noted that the Shop representative, Louise had brought a visitor, Jonathan Hilder to the meeting. As there is only one appointed member per group allowed to attend the Committee, Michael asked those present if on this occasion Jonathan could remain. Everyone was happy for Jonathan to remain. Michael reminded the Committee that prior approval should be sought before additional individuals attend the meetings. Each group representative is only permitted one seat on the Committee.</p>	
<p>Item 2 – Apologies Apologies were declared, acknowledged and recorded.</p>	
<p>Item 3 - Record of Minutes from the last Meeting The Minutes from October meeting were agreed as an accurate record of the meeting.</p>	
<p>Item 4 – Matters Arising from the last Meeting Roland advised that Grundon's continued to fail to collect on a Monday and that alternative arrangements are being investigated. Michael advised the Committee that the date of the AGM is now being communicated and is confirmed as the 7th Jan 2019 Michael also advised that the grant application for new tree lights was agreed by the Parish Council (PC). The lights are on order and will be installed on the 15th</p>	Roland

November. Two parking bays near the tree will be cordoned off the night before. Bob confirmed the money had been received from the PC

The Playground equipment had now been installed and the opening event on the 15th October was well attended. The Committee congratulated Kerry and her team on their achievement. Dylan suggested that the Playground Committee continued to address fund raising and continuous improvements of the Playground now that the PC was not supporting its upkeep. Michael asked the Committee and Kerry if they agreed. All present agreed.

An additional bin will be purchased for the Field at a cost of £400. It will be located near the current bin that is often full.

Item 5– Chairman’s Report

Michael requested an update on how the Hughenden Valley Residents Association day went. Angus gave positive feedback, albeit there was a technical issue with the sound when attempting to play a DVD.

Michael led a discussion on a problem party that had caused disruption and mess to the surrounding area. It was agreed that the deposit would be retained, and Michael would look at options for having an emergency cleaner on call for these infrequent occurrences. A discussion on hiring security was had, but it was felt that it may be too expensive, however Michael will explore the options.

The large hall acoustic panels are now in place. The small hall will be completed in the near future. The entrance hall of the large hall has been painted and new coat hooks supplied.

The vacancies for Treasurer, Secretary and Chair for the 2020 Village day arrangements had been submitted for publication in Hughenden News.

Item 7 – Treasurers Report

Bob circulated the accounts for the month for comment. Nothing of note was highlighted, albeit we are aware that we have undertaken a lot of refurbishment spend in recent weeks.

The My Donate page continues to receive money on a weekly basis and the Virgin saving account interest has risen to 0.25%

Item 8 – Secretary’s Report

Dylan advised that due to the elevated interest of the shop lease from within the Trustees, Dylan had forwarded all the email conversations that he had been party to depicting the interaction between the two legal teams.

This email trail demonstrated that Browns had agreed to raise a bare land lease back in September and incorporate elements of the current draft lease in order to protect the Trustees interests. Since that time nothing had progressed despite chasing on a fortnightly basis.

Tony shared his disappointment with the content of a letter distributed to the Trustees by Dylan which sought to remind them of their responsibilities. The letter also highlighting concerning behaviour of certain Trustees acting autonomously to the Committee. Tony believed the letter was the result of him attempting to push forward the lease agreement as Chair of the Trustees. Tony recognised that the actions

Michael

Mie

referred to in the letter referred to him and stated he no longer had confidence in the Officers of the Committee, resigned and requested that his name be removed from the land registry and Charity Commission. Tony then left the meeting.

Roland also raised a grievance to the same letter that requested his responsibility was as a hall trustee and he should not attempt to speak for the shop as a result of his previous involvement in the Shop Committee. Roland was also annoyed that he had not been part of the email distribution. Dylan apologised for the oversight.

Jonathan read out a statement (attached) saying that the Hall legal team were not correct in their insistence of a 'boiler plate template' which, from his experience and advise from former colleagues was not appropriate in this situation.

Dylan stressed that it would be inappropriate for the Committee to ignore legal advice and that the current situation was that we continue to wait for Browns to prepare a bare land lease template that incorporated the concerns raised by Curzon (Hall Solicitors) to protect the Trustees.

Andrew requested an up to date explanation as to what clauses and why Curzon are advising the Committee to retain. Michael requested that Dylan undertake this task.

All present agreed that the proper legal safeguards needed to be in place for both parties and that we should do whatever is possible to resolve this stale mate.

Dylan went on to advise that the Football Club lease was in draft but was again reluctant to release it until the shop lease is resolved as both leases should be similar in its structure and content.

Item 10 – Maintenance Report

Michael advised that he would be meeting Bev shortly to review any maintenance issues.

Item 11 – Booking Secretary's Report

Christine advised that the bookings were doing well and had been advised by Michael that a usage report would be useful for the Committee.

Christine advised that during Mon-Fri 9am-9pm both halls were averaging in the mid to high sixty's percentage. A discussion was held and although the Hall usage was good, we were still not covering the running cost of the Hall through the hiring fees. It was noted that a revision of the fees was due in preparation for a January start date.

Michael requested that Bob looks at the fee increase. Bob advised he would not be able to do it before the next meeting. Dylan suggested that he may be able to assist if Bob was able to provide some background figures.

A concern was raised about access to decorate the Santa's Grotto ready for the 24th Nov. It was agreed that several committee members would make themselves available @ 3pm on the 23rd Nov to assist.

Item 12 - Playground Sub Committee Update

The Playground update was given in the Chairman's report

Item 10 Village Shop Update

Dylan

Bob/Dylan

<p>Louise requested an update on the signage request for the shop signs.</p> <p>Michael requested that the shop representatives leave the room so that the Committee could discuss the request. The committee agreed to a new directional sign for the entire “estate” and this signage would be in keeping with the local environment to direct visitors to the Shop, small & large Halls and Football Club. It was decided that the shop could return to using good quality signs at the front of the Hall (and on the Field when required) until the Hall Committee investigate and install signage.</p> <p>The shop representatives returned to the meeting and were informed of the decision.</p> <p>Louise raised the continuing problem of the Ladies Running Club being accosted by the Art Club whenever they visit the Field.</p> <p>Michael had also received a complaint and discussed with the Committee that users of the Hall and Field are entitled to use the carpark and there is no exclusivity. Michael plans to approach the Art Club and inform them of this.</p>	<p>Michael</p>
<p>Item 11 Football Club</p> <p>Neil informed the Committee of a fund raising event this coming Friday. A pop group Hustler will be playing in the large Hall. Tickets available on the door and monies raised will go to purchasing goal posts to position at Hughenden Primary school.</p> <p>Item 12 – Fund Raising</p> <p>As Vicky was absent, Michael read an update emailed from Vicky. Tickets for the Xmas Dinner and Dance were on sale via Vicky and Diana. Diana gave an update on the Bazaar planned for the 24th Nov.</p>	
<p>Item 13 Any Other Business (AOB)</p> <p>The following items were discussed as AOB:</p> <p>Angus raised;</p> <p>Cars for sale on the verge, Michael advised the verge was owned and managed by Highways not the Village Hall. Angus stated HVRA would be pursuing this. Representatives on the Committee for the Field. Michael suggested that the Football Club and Conservation Team covered that area. Who else could be involved? Angus was unsure, so Dylan agreed to meet with Angus to discuss further.</p> <p>Grass quality, Angus wanted to know what was happening about the grass quality since he submitted his report. Michael advised that the Football Club will be taking the report findings into consideration when maintaining the Field and Angus and Neil should speak. Michael also requested an electronic version of the report so that he could circulate it to all Committee members.</p> <p>Dylan raised the Health and Safety inspection. Darryl advised that much of the work had been undertaken but there were some areas that needed Dylan's input. Darryl and Dylan are to arrange a meeting.</p> <p>John Moorby raised that he has lost a lot of Sundays work due to weather and lack of volunteers. He is therefore undertaking work midweek with a different group of individuals. This will raise the spend required for the upkeep of the Field.</p> <p>Angus asked why the Summer cut of grass didn't go ahead. John advised that he cuts later to allow the flowers to go to seed and for the grass to die back.</p>	<p>Dylan/Angus</p> <p>Angus</p> <p>Darryl/Dylan</p>

Item 14 – Date of Next Meeting

The next meeting will be on **Monday 3rd December 2018.**

Michael thanked everyone for their time this evening and the meeting closed at 20.42hrs.

Key Dates:

AGM

Xmas Bazaar

Valley Players Pantomime

Xmas lights switch on

Xmas Dinner Dance

7th January 2019

24th November 2018

13th 14th 15th December 2018

2nd December 2018

22nd December 2018

Good evening Ladies and Gentlemen

I would just like to say a few words about the lease for the land on which the community shop is located. Firstly let me introduce myself, my name is Jonathan Hilder and I live in Coombe Lane and volunteer at the community shop and sit on their committee. My last role was that of CEO of the AVA where my job was to protect the rights and livelihoods of 485,000 mobile shops in the UK (ie vending machines) and help manage their relationships with the sites that they were located on. I worked with my members like Coke, Britvic, Nestle and Mars, and to do this we worked with probably the most expensive and best property lawyers in the country.

My concern is that there has been considerable amount of misinformation about the lease for the community shop and why it is being held up. The community shop are leasing a piece of the car park and some services namely power and water. BUT For over 20 months we have been trying to tell the lawyers who work for the Village Hall that the proposed lease which states the Village Hall own the building is wrong, as they do not. This has been pointed out on at least 5, if not more occasions, with not acknowledgement of this issue which makes the lease unsignable on our part.

I have spoken with my friends in the property lawyers (I cannot afford to hire them!!) and they have all said that what we need is something called a bare earth lease for the land and facilities and we should not sign a lease which is fundamentally wrong. This is also the stated position of the lawyers consulted by the Village shop.

It would appear that a boiler plate property lease is being used which incorporates a fully repairing structure imposed by an eternity that has no commercial interest in the shop buildings. The comments from one were, either someone is trying it on or they don't understand property law. I leave you to draw your own conclusions

What you have to understand is that this matter could be resolve in a week with a bare earth lease drawn up to cover the lands and services and an undertaking to keep the shop in good repair. With a community based rent as this is a community facility not a commercial venture.

The community shop really want this sorted and signed but we cannot and will not sign or be bullied into signing something which is so fundamentally wrong.

I would like to suggest that the Chairman of the Trustees meet with either myself or the Chairman of the shop so we can resolve this matter as quickly as possible.