

Loughton & Great Holm Parish Council

Loughton Sports Ground Committee

Minutes of the meeting held on Sunday 6th July 2014 12:30pm at Church Farm, 18, Church lane, Loughton Milton Keynes

Present: Cllr Sandra Boland, Cllr Peter Todd

Also present: Brian Barton (Parish Clerk)

In attendance: Neil Cairns (Secretary of the Loughton Sports and Social Club Management Committee), Simon Kirkman (Member of the Loughton Sports and Social Club Management Committee), Tom McCreadie (Treasurer of the Loughton Sports and Social Club Management Committee), Peter Rockell (Chair of the Loughton Sports and Social Club Management Committee)

LG 01/14 To elect a Chair for the Council year 2014/2015:

RESOLVED

That Cllr Peter Todd is elected Chair for the Council year 2014/2015

LG 02/14 To elect a Vice - Chair for the Council year 2014/2015

RESOLVED

That Cllr Sandra Boland is elected Vice-Chair for the Council year 2014/2015

LG 03/14 Apologies:

None received

NOTED

LG 04/14 Declarations of Interest:

Cllr Peter Todd declared a non pecuniary interest as he is a member of the Loughton Sports and Social Club.

NOTED

LG 05/14 To discuss concerns raised by the Loughton Sports & Social Club regarding the draft lease:

Discussion centred on the content of the lease, the members present from the Loughton Sports and Social Club Management Committee felt it was important to have a lease to ensure security of tenancy, but were concerned that it was based on a commercial lease and would have financial implications, such as an open valuation in assessing the level of rent and the payment of the insurance.

Milton Keynes Council must approve the lease, and have insisted in having a break clause at five (5) years, to which the Management Committee were concerned about.

Cllr Todd suggested that he could go back to Milton Keynes Council with the proposal for a twenty (20) year lease with a ten (10) year break clause.

The Parish Council needs to know the ongoing financial situation as regards the Club, and Neil Cairns said that he would email a copy of the accounts to the Parish Clerk.

The Management Committee were concerned that the lease would allow for the possibility of raising the rent on a regular basis, Cllr Peter Todd said that this was a long term arrangement and it was appropriate to have the ability to keep the rent in line with market rates but there was no intention to use this to try to drive LSSC into insolvency. That in the event of a rent review we would seek agreement as to a revised rent but there had to be a mechanism for rent review if this was not agreed.

The issue regarding the Insurance rent It was agreed that this would , on payment, be ring fenced along with other rental payments in the Parish Council's accounts for future use of agreed expenditure for the development of the asset.

With regard to the lease it was also agreed that the Parish Council did not intend to apply the terms within the lease pertaining to evaluation and fixing of a commercial rent to the financial detriment of the Loughton Sports & Social Club, and that it was in everyone's interest to enable Loughton Sports & Social Club to continue to operate on a viable financial basis.

The Schedule attached to the lease was then discussed, members of the Management Committee felt that it would be more appropriate to replace the schedule and insert the clubs constitution instead, it was agreed that Cllr Todd will look at the constitution and see if the document would be compatible with the terms of the lease.

Neil Cairns will email the Parish Clerk a copy of the Constitution along with the clubs rules.

RESOLVED

- 1. That Cllr Peter Todd to approach Milton Keynes Council to see if they will be agreeable to a lease of twenty (20) years with a ten (10) year break clause.**
- 2. That Cllr Peter Todd to look at the constitution and see if the document would be sufficient to have as a Schedule to the Lease**
- 3. That Neil Cairns to email a copy of the accounts to the Parish Clerk.**
- 4. That Neil Cairns to email the Parish Clerk a copy of the Constitution along with the club's rules.**

LG 06/14 To discuss the recent grants approved by the Parish Council which were made subject to LSSC's agreement of the lease:

- a) To consider sponsoring the 25th Anniversary event to be held over a three (3) day period for a sum of £1,000
- b) To agree to pay SGS Landscaping services £650 to form a cricket pitch along with weeding, feeding, grass cutting and strimming
- c) To agree to pay SGS Landscaping Services for grass cutting of the Loughton Sports Ground in August.

Simon Kirkham informed the meeting that he has two (2) quotes and Neil Cairns also has an additional quote for emergency repairs to the pavilion building.

The repairs will be needed to the roof tiles, guttering on the posts to the rear of the building and some internal works.

Neil Cairns mentioned that the local School had used the sports ground without permission; this is a problem with people using the ground when cutting or weed treatment is being carried out, the Parish Clerk was asked to write to Loughton First School requesting that in future that they seek permission to use the sports ground.

RESOLVED

- 1. To agree a quote from Ian Saunders and a budget of up to £4,000 excluding VAT**
- 2. That the Parish Clerk to write to Loughton First School requesting that in future that they seek permission to use the sports ground.**
- 3. To agree to pay SGS Landscaping services £650 to form a cricket pitch along with weeding, feeding, grass cutting and strimming**

LG 08/14 To discuss the draft architects plans:

Cllr Peter Todd informed the meeting that grants would need to be sought to be able to undertake these works, as proposed in the architects plans that have been drawn up for the three (3) phases.

Neil Cairns suggested that the cellar should be extended and is concerned that there is no provision for a kitchen.

Simon Kirkman further suggested including a meeting room.

The Committee were in principle happy to pursue these proposals.

NOTED

LG 09/14 To discuss the use of the noticeboard:

RESOLVED

Mr Todd asked that the notice drafted by Mr Kirkman and agreed by Mr Todd should be displayed on the board.

Date of next meeting:

To be confirmed.

THE CHAIRMAN CLOSED THE MEETING AT 2:30PM

Signed _____ Chair Date _____