

All minutes are draft until ratified by the Trustees at the next meeting

Trust of the Lloyd Recreation Ground

Minutes of a meeting of the Trust of the Lloyd Recreation Ground held at Marchwood Village Hall on Monday 12th November 2018 at 7.00pm.

Members: Mr K Petty (Vice-Chairman) – in the Chair from 7.00pm
Mr R Young (Chairman) – in the Chair from 7.20pm

Mrs R Andrews	Mr D Hindle
Mrs A Hoare	Mr D Makinson
Mr M Proctor	Mr J Piernicki
Mrs J Saxby	Mr M Saxby

In attendance: Mr B Gibbs. Clerk to the Trust, Jonathan Holmes and Rob Elphick of the Marchwood Scout and Guild Building Management Committee

Also present: 3 member of the public

Apologies

1. Apologies were received from Ms B Golden for her absence and Mr R Young for his late arrival.

Public Participation

2. There was general agreement that members of the public could ask questions (through the Chair) during the Scout and Guide Group's presentation.

Declarations of interest

3. There were no declarations of interest.

Chairman's report

4. The Chairman made no report at this time.

Minutes

5. It was agreed by the Trustee that the minutes of the AGM held on the 16th June 2018 were a true record of what took place that evening. Mr Petty signed the minutes.

To receive a report from the Scout & Guide Building Management Committee

6. Mr Jonathan Holmes introduced himself and his colleague, Mr Rob Elphick to the meeting.

Mr Holmes said that he would be using a PowerPoint presentation to provide an up to date assessment of where the project was.

He then said that the report would cover the following topics.

- Current state of the Build.
- Storm drains re-routing.
- Gas supply to the building.
- The access road to the building.
- Current funding bids and grant applications.
- The completion date.
- The insurance position.
- The next steps.

Mr Holmes began his update by talking about the current state of the building. He said that the roof was on but there were no doors, shutters or windows installed. The doors have now been delivered and will be installed by the middle of November. Shutters and windows are on order and hopefully will be installed as soon as possible. Meanwhile, the building's windows have been boarded up and the Herras fencing has been increased. The first fit of electric cables has been completed but no internal walls or fittings have been installed at the moment.

Mr Holmes said that the look of the building is deceptive in that it looked some way from completion when the reality was most of the construction is now complete. Once the doors, shutters and windows are installed the next stage of the project is the laying of the floor and erection of the internal walls.

Moving on to the storm drains, Mr Holmes said that there had been a prolonged period of negotiation stretching back to January 2018 and only reaching full agreement at the beginning of October. Owing to this delay, the contractor lined up to do the work will not be available for some time to come.

There are now two options:

Wait for the original contractor to become available to do the work (March 2019). This has the advantage of the agreed price remaining in force.

Re-issue the tender and identify a new contractor. This may increase the costs of this piece of work.

Mr Holmes spoke about the gas supply to the building. After investigating the potential for tapping on to an existing supply from the pavilion it was now clear that this may not be achievable due to the costs of replacing the exiting pipework owing to it being of the wrong diameter

Two other options are now being considered.

- Lay a new supply from the road to the building.
- Consider installing a propane gas solution.

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Mr Holmes referred to some drawings within the presentation that showed the design and layout of a propane gas solution with help from the Calor Gas Company.

Questions were asked about how the gas supply would be installed, would it be buried or above ground, would the installation require planning permission and how would it be secured.

Mr Holmes spoke about the access road. There was a need to be able to have this constructed to a standard that would be able to support a fully-laden fire appliance accessing the site, being able to reverse within a turning circle and then depart using a forward gear. This was one of the planning conditions received with the original permissions. The requirement for this will add to the costs of the project.

Mr Holmes disclosed the financial position of the project. The build costs listed in the presentation totalled £484,704.

Mr Holmes listed the contributors to the project as follows.

- Section 106 Developer Contributions
- Longdown Estate
- Barker-Mill Estate
- Viridor
- Veolia
- VAT Reclaims
- Own fundraising
- Dibden Allotments
- Associated British Ports
- Garfield Western
- New Forest District Council
- Girl Guides

Overall, this left a shortfall of approximately £90,000. Mr Holmes said that savings could be made if the project fitted out half of the building as an interim measure. With further small grants being received from different sources the potential shortfall could be reduced to £79,000.

Mr Holmes then spoke briefly about the current funding applications and began by listing to whom these bids have been submitted.

- The Bernard Sunley Charitable Foundation.
- Hampshire Country Scouting Association
- Two Masonic Lodges in the Eastleigh and Chandlers Ford area.
- The Gannett Foundation.

In addition to these bids the team are looking at various crowdsourcing initiatives.

Mr Holmes said that the Bernard Sunley Charitable Foundation will give their decision before the end of November. He then said that the County Scouts may be able to provide some funding in due course. Following on from this, Mr Holmes said that a number of Masonic Lodges up and down the country supported the charitable aspirations of the Scouts Association. One of these lodges was in Chandlers Ford and a grant application is currently being considered by it.

He concluded this section by saying more work and better publicity needs to be given to the crowdsourcing initiatives before they can be of use.

Mr Holmes said that the completion date was entirely dependent on income from funding streams although there is an estimated four months' work required on site to complete the build.

Mr Holmes confirmed that the building was not currently insured.

Whilst the Building Contractor is on site and working on the project the building should be considered as insured as part of the contractors own insurance policy. It is apparent that an unfinished and unoccupied building is difficult to insure. Work continues to get the building into an acceptable condition for it to be insured. Mr Holmes said that once the doors, shutters and windows are installed this will help considerably.

Mr Holmes confirmed that there had been some vandalism to the inside of the building due to some teenagers accessing the site over recent weeks. Security has now been stepped up with an alarm system and CCTV being installed.

In conclusion Mr Holmes said that the project was at a "wait and see" stage. Progress from now on was entirely dependent on further funding being received and it is hoped that the current bids will be successful. Further consideration needs to be given to re-apply to previous grant funding parties.

Mr Holmes then took questions.

Mr Hindle commented that the delay to the project was having a significant impact upon the finances of the Charity as there was no income being received from the football pitch.

Mrs Harper asked if the existing access road would be removed as it contains a significant amount of glass and other non-inert waste. Mr Holmes said the plan was to remove the top layer of the existing road and replace it with a permeable surface topped off with "Grasscrete"

Mr Tasker said that he was concerned with the level of fire loading in the building and he was also concerned that further incursions and vandalism will occur once the building appears more secure and appears more habitable.

Mr Tasker also said that he had already chased away youngsters looking to access the building site over recent weeks. Mr Holmes said that their well-documented (Instagram) visits had now ceased.

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Mrs Harper asked if there was to be a discrete water and electricity supply to the building. Mr Holmes replied that there would be. Mrs Harper also commented that she had seen contractors recovering materials from the site.

Mrs Saxby asked about the current fundraising efforts from the Scout Group. Mr Holmes said that about £30,000 had been raised by the Scouts themselves. Current efforts include bag schemes at Waitrose and Tesco.

Mr Tasker asked some questions on behalf of his neighbours. Their views had been lost due to the build and there appears to be no effort to mitigate the effect of the development by providing a replacement tree planting scheme. People were also concerned about the state of the site and the continuing issues with the lack of progress.

Mr Petty asked that once the storm drain work has been completed it would seem prudent to inspect the site. He asked Mr Holmes to arrange a visit once this point had been reached. There could also be some effort made to re-plant trees.

Other comments received at this section of the meeting included the following:

- What activities would take place in the building other than scouting and guiding?
- What restrictions would be placed on the activities taking place there?
- Would there be alcohol sold?
- Would there be child care facilities?

Mr Holmes concluded his presentation by saying he was very confident that the end of a thirty-year long project was in sight.

Cllr Young thanked all those present for attending and hoped that the report and the response to it would help to dispel the number of rumours currently circulating.

Outstanding quotations

7. There were no outstanding quotations to receive.

Outstanding invoices

8. There were no outstanding invoices to receive.

There being no further business the meeting closed at 20.05.

Chairman