

ETCHING HILL VILLAGE HALL MEETING March 7th 2018

AGENDA

- 1. APOLOGIES**
- 2. REVIEW OF MINUTES**
- 3. CHAIRMANS REPORT/ MATTERS ARISING**
- 4. TREASURERS REPORT**
- 5. ANY OTHER BUSINESS**

PRESENT

Joe Thatcher, Lin Workman, Dawn Pickering, Rachel Allen, Sue Merriman, Mick Devey, Brian Shaw, Justin Johnson

1. APOLOGIES

Ivan Wilkes, Margaret Devey, Will Rose, Fred Beavers

2. REVIEW OF MINUTES

Minutes of 06/12/2018 accepted and approved by all present. Proposed M. Devey. Sec J. Johnson

3. CHAIRMANS REPORT/MATTERS ARISING

Chairman reported a tidy up of the store rooms had taken place mainly by Dawn and Terry had taken broken items to the tip and the problem with the security light had been looked at and was now resolved.

Chair – Joe reported that a land agent had been engaged as agreed. On receipt of his report it was clear he had valued both the land and the buildings etc for rental (i.e. clubhouse and courts) suggesting a rental value of £20,000-£25,000 per year. Joe complained that this was not the remit the land agent agreed to fulfil and he has subsequently offered to waive his charges. In the discussions to clear this up – which included our solicitor – another aspect came to light. Despite the fact that the building of both courts and clubhouse was commissioned and financed by the tennis club, they may in fact legally be the property of the Village Hall Trust. This because they cannot be moved to another location without dismantling them and thus they cannot legally be considered tenants' chattels. Which is why the agent sought, without reference to the solicitor or Joe, to assume they belong to the village hall.

However, this assertion would probably be disputed strongly by the Tennis Club and this is such an unusual situation, where the law is far from definitive and unarguable, that Chair considered pursuit of this argument is not something we wish to engage upon. Especially as solicitor advised that our first move should be to consult a barrister at £1,000 to £1,200 for a view on how accurately he has interpreted the written law, what cases of precedent would indicate etc.

Another option is to attempt to commission another land agent (suggested by our solicitor) to suggest a sensible rental value for the land alone – as we originally intended. It was agreed that Chair should investigate the likely costs and likely outcome by contacting said suggested agent.

If this is affordable and sensible we shall proceed in this way and issue a section 25 letter as soon as we can. After that, negotiations should commence with the Tennis Club.

4. TREASURERS REPORT

Treasurer reported our balance of reserves to be around £11,750 and said that the previous problems with the water bill should be sorted now and was waiting on the quarterly bill.

5. ANY OTHER BUSINESS

With reference to keeping data secure it was asked by the treasurer if members would allow committee to hold and use their data. Joe to write a policy on how we manage security and data. Sue to supply a form to Joe for permission to keep data for Joe to peruse.

Mick Devey notified the meeting that he is standing down as a co-chair but expressed his desire to help out with the hall wherever he can.

Brian Shaw asked if a sliding pull down screen could be considered in place of the stationary one that is now in situ, to make it easier for the Woodturners group. It was agreed this would be looked into.

Mick asked about the tree growing out of the hedge and the Chair said that the responsibility of trees etc. was the liability of the hall.

Sue asked about a fun day in the summer to raise funds for the brownies in collaboration with other hall users. Dawn advised Sue to forward dates she was considering.

MEETING CLOSED

Next meeting will be the AGM on June 6th 2018 at 8pm