

Barby Townlands and Educational Charity

Minutes of a meeting of the Trustees held on Tuesday 22nd July 2015

Viewing of Allotments at 7pm followed by meeting at Hopthorne Farm, 18 Kilsby Road, Barby at 7.30pm

Present: Richard Camp, Derek Middleton, Sally Robbins, Carol Hamp, Graham Sloper. C Camp - Secretary.

1. Apologies: Councillors N Gove, Catherine Lomax and Brian Lomax.

2. Declarations of Interest – None.

3. Minutes of 14th April 2015 were agreed as a correct record and signed.

4. Matters Arising from Minutes

a) C Hamp still needs to obtain the Public Liability Certificate. **C Hamp**

b) R Camp reported that due to the weather the Summer BBQ in June had been cancelled and all the burgers donated to the Church Fete.

5. Leases

GS provided an update on all the leases. Attached.

21 Year Lease of Charity land to the Parish Council

It was **resolved** that the rents would be increased as follows:-

Tennis Court £100 (from £80)

Play Area £ 380 (from £300)

Sports Field £1000 (from £800)

All the leases are basically the same the following alterations are required.

- a) Item 4.1 The tenant needs to pay Annual rent in one instalment in advance.
- b) Item 6.1 (a)/(b) in respect of the Tennis Court and Play Area should be removed as there are no services.
- c) Sports Field to have 3 inward facing “T”s
Play Area to have 4 inward facing “T”s
- d) Item 10.3 represents a conflict of interest for the Parish Council who are statutory consultees on planning applications and must support the view of the parishioners. This should be removed.
- e) The Sportsfield lease does not refer to the building. GS to query whether a clause is required on returning the property to the landlord.

The Townlands Charity has to register the freehold but the tenant has to register the lease hold. It was noted that the Parish Council wish to appoint their own Solicitor to do this for them.

It was suggested that the Charity Number should be added to the leases.

The leases need to be land registry compliant lease plans. It was **resolved** to accept a quote of £700 + VAT for all four leases (3 x Parish Council ones and the Garage lease). Ladders to be instructed to carry out the work.

It was noted that the cost of preparation of the Parish Council leases is £1800 + VAT which is payable by Barby & Onley Parish Council.

The current rent for the Garage is £6000 per annum. It was **resolved** that the rent would remain at £6000 per annum for the next 5 years, since the tenant will have to pay some legal costs in registering the leasehold.

The trustees **resolved** to pay the outstanding solicitors fees of £750 + VAT incurred in drawing up an earlier 5 year lease.

The Solicitors require copies of any deeds.

GS to forward what we have and to ensure their return to the Townlands Charity.

6. Land Management

a) Allotments

- i) It was agreed to removal all the plum trees from the Allotment apart from a couple of specimen trees. Quotes to be sought. RC agreed to meet Tree Surgeons on site. **RC**
- ii) SR reported that “No Dog” signs had been purchased and put up. SR to write to complainants and ask them to let her know if the problem persists.
- iii) It was agreed that fruit cages could be erected to protect crops but tenants to be asked to remove them at the end of each growing season.

b) Millennium Orchard

- i) R Camp has agreed to label the species of Apple tree in the orchard. **R Camp**
It was reported that one apple tree has fallen over. RC to try and prop it up.
- ii) S Hartwell to be asked to cut back the hedge in front of the tennis court and the brambles down the approach to the orchard.

c) Garage

d) Tennis Court

It was agreed to get the hedge cut in front of the Tennis Court.

It was reported that Mr Thompson says the Tennis Court needs resurfacing.

e) Pasture Land

3 Year Business Farm Tenancy agreement has been signed. A copy is awaited.

Notice to allow rent negotiation was served on 28th February 2015.

f) Poorlands Arable Lane.

Johnny Evans knows that the trustees wish to plant trees across the back of the field It was agreed to erect a post and three rail fencing on 1st Oct 2015. C Camp to obtain trees from the Woodland Trust in the autumn. Rent of the land will be reduced from £1000 to £864 to reflect the loss of acreage.

Quotes for fencing to be sought.

7. Accounts £ 16769 available in Current Account. COIF Account £23,000.

It was agreed that TLC would purchase wine to thank Stuart Cox for checking the Accounts. A cheque was paid to the Secretary representing 1hr per week @ £8.52 phr.

8. Correspondence

- a) A letter had been received from Rob Wilson expressing interest in becoming a trustee. It was agreed to co-opt him. SR to meet him and show him the land holdings.
- b) A request from the PCC for the Deeds to the Derry has been received.

9. Grants – the following grants were approved:-

- a) £100 towards the cost of Barby Produce Show.

A grant form to be included with each letter informing the applicant of the grant.

Organisations to be actively encouraged to apply for grants. A note to be included in the next Parish Newsletter.

10. Resignation of the Secretary Catherine Camp

Regrettably due to pressure of work, Catherine Camp feels she is unable to give sufficient time to the role. It was agreed to hold a extra-ordinary meeting to discuss the charity staffing requirements.

Date of next meeting WED 30th SEPT 2015