

## **Barby Townlands and Educational Charity**

Minutes of a meeting of the Trustees held on Wednesday 30<sup>th</sup> September 2015 at Hophorne Farm, 18 Kilsby Road, Barby at 7.30pm

**Present:** Richard Camp, Derek Middleton, Sally Robbins (Chairman), Carol Hamp, Peter Owen, Graham Sloper, Rob Wilson. C Camp - Secretary.

Catherine Lomax did not attend.

The Chairman welcomed new trustee Rob Wilson.

### **1. Apologies:**

**2. Declarations of Interest** – None.

**3. Minutes** of 22<sup>nd</sup> July 2015 were agreed as a correct record and signed.

### **4. Matters Arising from Minutes**

a) C Hamp reported that the Charity holds a Public Liability Certificate.

b) Recruitment of a replacement Secretary was discussed. It was agreed that someone should be employed for 10 hours per month paid on Local Government pay scale SCP 15 (£8.52 per hour) to act as Secretary and action the decisions made by the trustees. An advertisement to be drawn up and placed in the November newsletter.

Rob Wilson to provide the Secretary with a Secretarial job specification from which she will draw up a Job Description and person specification.

It was agreed that the appointee would need to provide their own Computer.

**5. Leases** GS provided an update on all the leases. Attached.

a) **21 year leases between TLC and Barby & Onley Parish Council** for the Tennis Court, Daventry Road Play Area, and Sports Field have been signed and copies returned. Originals are lodged with Land Registry.

b) **The Garage Lease** requires alteration to allow flammable liquids to be kept on site. It was agreed that this should state that “small quantities of flammable liquids could be kept on site for immediate use on the proviso that they are stored in appropriate safe storage”.

GS reported that Richard Lightfoot is concerned that if he invests in the premises that future trustees might significantly increase the rent in light of improvements he has funded. He has asked for some control on rent increases over the term of the lease.

It was agreed to offer Mr Lightfoot the following options

1. Either a fixed rent increase of 2% per annum over the 25 year term of the lease.

or 2. Rent reviews at 5 year intervals with a cap of 15% applied to any rent increase.

Or 3. Rent reviews at 5 year intervals

All options based on a 25 year lease and starting rent of £6000 per annum.

GS reported that Mr Lightfoot wants an option of an extension to the lease at the end of the 25 year term for a further 10 years to allow him to sell on the business. This was rejected.

### **c) Arable Land**

Rent of the land has been negotiated and reduced from £1000 to £800 to reflect the loss of acreage. A notice of rent review has been served on Mr J Evans to allow a rent review next year.

Mr Evans has agreed to a reduction of the land holding from 8.4 to 7.1 acres to allow planting of a copse at the rear of the land.

A quote of £1363.80 has been received from Mr Evans for fencing. This was accepted. The Secretary reported that 430 trees have been ordered from The Woodland trust. A planting date will be advertised asking for village volunteers once the trees arrive.

## **6. Land Management**

### **a) Allotments**

- i) A quote of £150 was approved and Richard Camp will arrange for removal of plum trees from the Allotment apart from a couple of specimen trees. **RC**
- ii) SR reported that she has sprayed "Scoot" on the allotments to deter foxes.
- iii) Mr Thompson has kindly offered to weed-kill the paths. TLC to reimburse him for weed-killer.

### **b) Millennium Orchard**

- i) R Camp will prop the fallen apple tree once the apples have fallen. **RC**
- ii) It was agreed to top-up granite chip and level and weed the petanque area. **Secretary**
- iii) A request had been received asking that the Apple trees be professionally pruned. It was felt that the orchard was not intended to be a managed commercial orchard, and that it would be left to grow but lower branches would be removed. **RC**
- v) It was reported that the bottom strut of the wooden gate was broken. To be fixed.
- vi) Apple Day – GS, CH, RC and CMC to help.

Cakes to be provided by GS, CH, AO, CMC, SR.

DM to purchase 100 x Burger Buns, Plastic Cups, Serviettes, Bin Liners, Ketchup  
PO to purchase 24 bottles of Apple Juice from Goodness Foods (Assorted apples)

RC to order 100 x Pork and Apple Burgers

CMC to provide buckets of water for Apple bobbing

RC to bring the BBQ to the site, Apple press and peeler.

**c) Garage** GS to meet Mr Lightfoot with regard to leases.

**d) Tennis Court** It had been reported that the stile out of the Tennis court paved area was damaged. This has been removed by the Parish Council.

### **e) Pasture Land**

**f) Poorlands Arable Lane.** Johnny Evans to be asked to carry out fencing work.

**7. Accounts** £ 16491 available in Current Account. COIF Account £24,500.

A cheque was paid to the Secretary representing 1hr per week @ £8.52 phr.

Sally Robbins was reimbursed for cost of a Watering Can used for Fox deterrent.

## **8. Correspondence**

a) An invitation to Northants Local Partnership training event on 7<sup>th</sup> October on how to protect and enhance green open spaces. No trustee wished to attend.

b) A request from the PCC for the Deeds to the Derry has been received. It was noted that there are no deeds but Minutes of 1967 record the sale of the land to the PCC.

c) Letter of complaint received from WI about weeds and stones on the petanque area.

d) Letter of complaint received about the state of the Orchard requesting that the apple trees be pruned.

**9. Grants** – the following grants were approved:-

a) £100 towards WI bursary for Mrs Doris Kilsby.

b) £539.87 to Onley Park Youth Club to fund Electronic games for youth club.

c) It was agreed to purchase a WWII Memorial bench at a cost of £714

d) £1000 towards the cost of refurbishment of tables at Barby Sports Pavilion.

e) TLC to purchase a Christmas Tree for the village green and plant a living one. It was agreed to investigate the cost of solar panel to light the tree.

f) It was agreed to sponsor a Christmas tree in the Church. CMC to enquire.

All trustees provided mobile phone numbers to aid communication, although trustees felt that decisions should be made in meetings.

Date of next meeting TUES 12 JANUARY 2016