

Bromley Green residents Association

Notes and Actions from the Meeting held on 4 February 2014

Present: Martin Pepper (Chair), Paul Harrison (Vice-Chair), Judith Webb (Treasurer), Anne Rylands (Secretary), Terri Cliffe-Harrison, Pete Rylands, Jan Love, Nigel Hunt, Mark Nash, Gill Gilbert, Lorna Busbridge, Trevor Busbridge, Allen Cottingham, Bev Healey, Julie Smith, Stuart Wharlow, Anne Pepper, Alison Tanton

Apologies: Maxine Hills

1. **Welcome** – Martin welcomed all to the meeting.
2. **Previous Minutes** – The minutes of the meeting held on 7 January were agreed as a true record.
3. **Sale of Asset** - Adrian Moon is happy to proceed with the sale of the strip of land adjacent to 'Avoca' with our provisos. Pete expressed concern he may have other sites that are unsightly and it was suggested that a caveat could be put on the sale so that it could only be used for domestic purposes. Judith will contact the Trustees (Dougie's mum and Helen Austen) to get their permission, and will then contact Mr Moon to set up a meeting with him to run through the terms of the sale. Stuart asked what we intended to do with the proceeds from the sale and advised that we would be more likely to get grants if we didn't use the money for the renovations.
4. **Hall Redecorations** – Nigel and Pete have met with R&J to discuss the works and have agreed a 24 February start date. The hall will be cleared on Saturday 22 February, with all furniture stacked in the middle of the room. It was agreed that we would make good the ceiling until more money was available, at which time we could then consider installing a suspended ceiling. It was agreed that we should install a loft ladder and fit a padlock to the loft hatch.
5. **Roof** - Resealing of the gap under the roof tiles has been done and the broken rendering has been patched up. The exterior is now ready for sandtexing in the spring. Costings have been obtained for soffits - plastic will cost £110 plus vat, but with fascias it will be another £130 plus vat. New fascia and new soffits for both sides will cost about £500 - Stuart was of the opinion we could approach KCC to ask for grant for fascia, soffits and gutters, as there is a pot of money available now. Nigel to provide Martin and Paul with costings to enable them to complete the grant request.
6. **Kitchen** – Some second hand units had been delivered that were in very good condition; Allen agreed to speak to a contact re worktops. The contents of the old kitchen units will need to be sorted and the units removed in preparation for Invicta fitting the new ones whilst the hall is being redecorated. Julie asked that any electrics that need to be done before then should be advised to her ASAP - it was agreed that another surface-mounted double socket would be needed. A space will need to be left for a freestanding oven and hob to be installed at a later date. Some brand new laminate flooring had been offered to us, Pete and Nigel would go and look at it to see whether it is suitable.
7. **Exterior / Car park**
Exterior lighting and a fake alarm box will be needed.

Martin has talked to Dean Bignell at Athens Farm, who is happy to lend machinery/help to do the car park. We discussed whether we might offer to fund half of the costs to do the car park;

an idea of the costs to be given to Alison so that she can propose this at next Thursday's Parish Council meeting.

8. Charitable Status

Stuart provided some very helpful advice as to whether we should apply for charitable status. As a charity we would be exempt from council tax and tax relief could be claimed on any gifts received; it would also be easier to apply for grants.

Judith advised that the Hall only turned over £3-4k p.a. and she was uncertain how charitable status might change the running of the association; the existing constitution consisted of 4 trustees and at least 25 members, debentures having been bought by residents and local businesses. If the association was wound up the proceeds would need to be donated to a similar local cause. The Charities Commission would need to know all about the skills of the trustees to determine the breadth of organisation.

Following discussion, it was agreed that we would leave aside the issue of charitable status for the moment, but to reconsider applying at a later date if we felt it would be advantageous.

9. Quiz Night

The view of all who attended the evening was that it went extremely well, with over 100 people attending and the hall full. The food was very well received and the quiz questions were well-balanced. We agreed we would look to repeat this 2-3 times a year. The profit made was £413.86 from a total income of £698.70. The raffle raised £175. The only let-down was the state of the car park following the heavy rains.

10. Future Events

It was agreed that the casino and cocktail night planned for 1 March event be cancelled due to the amount of works going on in the hall, and the conclusion that this would work better for a small group and so was not really suitable as a fund-raiser.

Julie and Bev agreed to look into running a Fun Bingo night on 8 March, with nibbles and tea/coffee provided, and a raffle. We would need to borrow chairs again from Hamstreet; once the details have been worked out Anne will do the flyers and posters. It was thought that £5 per book of 10 games would be about right.

The next quiz night was proposed for 17 May, with another around September time.

Boot fair - £5 per table outside, more for an inside pitch. Sell tea, coffee and cakes.

Barbara Ware had offered to do a talk in the hall about the Bromley Green area, which should be a popular afternoon event.

11. Hall Hire

The local Bowls Club has shown interest in hiring the hall as a long term commitment, but would need storage for their bowling mats. The league runs on Wednesdays but it was not clear whether this would be a day or evening booking; evenings would be problematic as the hall is already hired to the line dancers on a Wednesday. Paul agreed to talk to the bowls club to clarify, and to find out what sort of conditions their mats need to be kept in.

Bev Healey has a friend who runs an exercise/dance class who may be interested in moving to the Hall.

Judith will talk to Keith to ask him to confirm whether there is a definite booking for New Year's Eve.

12. Funds Received

Novogas had donated £250 – Judith will write to thank them.
Keith Moon had not yet been approached. Martin will chase Fraser.

13. AOB

Terri had received a good quote for insurance cover; Martin will read through the policy to check we are happy. It was agreed that we should have sight of hirers' Public Liability insurance if they are running a business. In addition, we need to develop a standard terms of hire agreement document that all hirers must sign. Paul agreed to look into this.

Those available to help to strip out the kitchen from 9:00am on Sat 22 Feb (providing Doug can do it then); a reminder for someone to please take some pictures of the kitchen as it is to include with the grant claim forms.

Date of next meeting – Tuesday 11 March, 7.30, at the Hall.