

Minutes of Jubilee Field Working Group
Held Wednesday 10th October 2024 at the Youth Club Building at 7.30pm.

1. Present: Cllr. Sharp (AS) Chairman, Cllr. Alesi (MA), Cllr. Hotson (EH), Paul Bowden-Brown CIC (PB-B), Cllr. Jose Castro (JC), Lee Seal (LS) SYFC, Chris Rhodes (CR) Guides.

2. Apologies: Cllr. Arger (MAA), Cllr. Riordan (PR), Cllr. McLaughlin (BM), Nic Stonebridge (NS) SMFC.

3. Group membership: JC stand in for MA.

SMFC & SYFC – both sections under new SMFC CIC – Confirmation documents now received. PBB as CIC representative (or sub) has 1 vote.

Each section has a representative (or sub) that can take part in discussions, but not vote. SMFC (NS) & SYFC (LS) or sub. Agreed unanimously.

4. Minutes of previous meeting: September 2024 - Agreed with correction

* page 2 bottom should say JFMC – SMFC and not SPC paid the bill.

* page 3 PR had asked about minutes - 8 Jan confidential item at full council where SPC accepted FF decision that re condition 6 they did not feel the need to pursue.

5. Matters Arising:

* Lean to junior been broken into levered padlock off – nothing taken. LS fixed it

* fridge lock in kitchen has been ripped off. Sunday when club used it all was ok.

No idea who has done this as only interior access is with those who have keys to shutters and locked doors.

* Boiler – awaiting quotation from J Birkby.

Do we spend £250 on the temporary fix? Or wait for quote to do service?

EH & MA proposed & seconded & agreed unanimously to get a proper service.

* Cleaning machine - Following SPC agreement to go ahead and purchase one, AS confirming best model and will buy (£300 – £800).

* Cleaning Storage - mop, bucket and cleaning machine in cupboard near changing rooms as agreed. Padlock to be fitted as agreed.

* Emergency access gate keeps being blocked by vehicles. This MUST NOT be blocked under any circumstances – please pass on to all. It's needed to be accessible in case an ambulance is required on site.

* GG parking spots – they are needed so do not use their parking spots M T W Th evenings.

* Surrenden Field has been used by Junior FC for training the past 2 weeks. Need to notify SPC before they do this. All over Facebook.

6. Budget: see attached. Following a discussion it was felt that at the halfway point, we are currently under the expected budget spend. There is the hedge / tree cutting, boiler and cut edge roof to be done though. Chase roof quotes. The group discussed the idea that a new site contractor managing the 3G and pavilion might undertake improving the boilers for the showers.

* meter in loft for flood lights– open reading **18.9.24 64,163**

PBB requested the CIC be billed mthly – agreed. Please let PBB know asap i.e. end October, so he can budget for it. Suggested to ask Josh to read if Caretaker can't.

7. Maintenance:

* **Mower update** - still out of order awaiting parts from USA to repair.

* **Padlocks & keys** - done

* **Grounds man** junior pitches – Steve Waring cutting grass on Thursdays and Josh Melville is doing the line marking on a Friday to ensure pitches fit for weekend fixtures.

AS, Josh and Richard (clerk) had inspected the pitches and raised concerns about further grass cuts damaging the pitch with heavy rain expected. Tuesday night was a lot of rain. LS confirmed that the training area and over flow car park access was sodden. The track between overflow carpark and field was out of commission, but training area is ok.

Agreed that as of now there is to be no carparking anywhere on the field until March 2025 at earliest. Cars must stay in the car park only. Review in March.

* Gate at North end of fence line around main pitch – do we get quotations for putting in the gate so it can be open unless there is a match on? Criteria of league to have an enclosed ground. Much discussion about whether required or unnecessary expense. Agreed to get a quotation and ensure gates remain unlocked unless a match is in play in the meantime.

* Hedges boundary cutting about to be done.

8. Bookings:

* 29th & 30th October 2024 Five star football

* 22nd February 2025 GG Event

9. Guides: Lease with solicitors - ongoing. Amendments will be a deed of variation.

10. SMYFC:

* Request to use the kitchen to sell teas and coffees / snacks on junior match days by SMFC – subject to additional cost. – This would be run by senior club so moved to item 11.

* Report – Currently going well until the weather breaks. They have another pitch they use by Benenden Hall now – until its too boggy. Cornwallis 3G pitch - unable to use due to some glitch, but back in November hopefully. YMCA no longer has a licence so cannot go there.

Pitch and pavilion hire agreement change of name discussed & agreed to go to full council.

11. SMFC CIC:

* **Own Grounds man** – was agreed at full council for the main pitch to be mown, lined and maintained (inc. surrounds, repair divots and maintain drainage), by their own groundsman.

PB-B again made a verbal offer to assist with the Junior pitches as well if required.

* **Outside trestle table selling drinks by pitch** – permission sought for this. At the last meeting it was agreed to recommend to SPC - AS & BM proposed & seconded 7/7.

* **Request to use the kitchen to sell teas and coffees / snacks on junior match days – subject to additional cost.** Discussion about a fixed fee or percentage cost. PBB felt happy to supply the sales figures each month and have a percentage but further discussion it was agreed a fixed fee is less work for the club and £50 a month has been suggested. To be reviewed end of July 2025.

Added to pitch and pavilion hire agreement inc. change of name, agreed to goto full council.

12. SMFC CIC letter proposing lease of ground. Agreed to put proposal to the full council.

Currently annual pitch hire agreement gives exclusive use of the pitch when in use for matches and training but open to the public the rest of the time.

Clubhouse planned and SPC in process of writing Heads of terms for a 10 year period as requested.

Noted that SMFC CIC has applied for planning permission for 5 years.

The proposal is for SPC to extend that to the pitch hire as well.

There remains the issue that the land is for public open space preventing a lease.

Following meeting between SMFC CIC, SPC, Mark Hutchinson from football Foundation and Lee Sutter Football Association, RG clerk had contacted Mark to clarify points. HOT 10 year lease for clubhouse

and annual hire agreement of pitch should be sufficient to pull down some of the grant money towards maintaining the club house although not the pitch maintenance.

Ground share or Licence to occupy not acceptable as security of tenure.

SPC intend for the senior club to remain on the site and have no intent of them leaving.

Should the senior club choose another site to play, there has been a concern that SPC would be liable for a clawback of half the 'flood light grant' (@£26,000) but as SPC's contract says 'football' (not 'level 6 or equivalent football'), SPC would be able to ensure football was still played on site and not be liable.

PBB asked if he could see the email trail. AS would ask but suggested PBB contact Mark too

13. Pavilion Risk Assessment: Parish caretaker carrying out weekly checks.

14. Action Plan: Items updated see attached.

15. AOB: addressed above

- Soakaways – not been done – CR expressed concern that KLC will flood if recent down pour is an indication.
- EH and PBB expressed thanks to AS for work done.

Date of next meeting: 5th November 2024, at SPC office 7.30pm.

Meeting closed: 22.10pm.

A Sharp

Note

Air Heat Source Pump Quotations

Property Response	474	£27,982.80	
	447	£ 35,180.40	(2.7.24)
K A Stripp		£18.030	(12.23)