

Carwinion Playing Field Trust

Carwinion Road, Mawnan Smith, TR11 5JA
Registered Charity 1173925

Mawnan Junior Playing Field Trust

Behind St Michael's Court, Carwinion Road,
Mawnan Smith, TR11 5JD
Registered Charity 1173926

MINUTES OF A PUBLIC MEETING OF BOTH THE JUNIOR PLAYING FIELD TRUST & CARWINION PLAYING FIELD TRUST (HELD CONCURRENTLY) ON Wednesday 5th February at 7.00pm at Mawnan Bowling Club

Present: Mr P Bradley, Mr R Sadler, Mr M Faiers, Mr G Marsden, Mr A Prasad, Mr D Nash, MR J Gladstone

Apologies: Mrs C Toland, Mrs J Whibley, Mr P Moyle

Also Present: Administrator (parish clerk) + 2 members of the public

66.19 **Safety Procedures** – noted

67.19 **To receive apologies for absence** - Mrs C Toland, Mrs J Whibley, Mr P Moyle

68.19 **To received minutes from the last joint trust meeting on 30th September 2019**

Proposed: Mr Sadler, Seconded Mr Marsden

69.19 **Any matters specifically arising from previous minutes**

Mr Sadler: 61.19 "sport" not recreation – hall is not a sports building as it is not fit for purpose Management committee needed to comprise of 2/3rds of councillors annually adopted. Until 1968 there was a committee.

Mr Faiers said we are working with the new MCA group very successfully. The Council have tried previously but does not stay static.

Mr Prasad – clerk sees as separate entities and tried to maintain this distinction through completely separate actions.

Mr Sadler - the trust needs to approach a solicitor regarding the 1938 comment. He also refutes the last line of the minutes which claims that the field was felt to be elitist – he feels that as 20 community organisations use the MCA building this cannot be seen to be true. Mr Bradley [who made the original comment] said that this is the feeling he gets from members of the public he has interaction with and says that he stands by this being the wider community perception with the MCA and field being viewed as totally separate things.

70.19 **To agree date for Trusts AGM 2020.** – after discussion it was agreed that the Trust meeting be held on a date in June with some form of presentation being used to draw interest. It would also allow time for the end of year accounts and report to be produced by the Administrator.

Junior Playing Field

71.19 **To receive details of current financial position** – it was noted by the administrator that funds for the JPF were extremely low and would likely only cover this year's expenses (above grass & insurances). With the increase in "new villagers" (the pre-school being full now) there has been comment that the equipment is not good enough. Mrs Toland had undertaken a survey, which had very few responses, asking what equipment it was felt was needed - slides coming out top. There were also some

community comments that the Trust should be funding more equipment at the school for use – the administrator had looked into this and it was confirmed that the school playarea was only for use during school time (so not evenings and definitely not school holidays) – funding of this would therefore be against the Trust and Parish’s regulations. Mr Faiers said that what we needed was to employ a specialist to draft and apply for grants – this being a big project. Mr Sadler asked if Cornwall Council could be approached to see if they could provide assistance/ funding. Mr Gladstone said that applying for grants was a lot of work and that employing a ‘fundraiser’ could be a cost effective way of getting money into specific projects but did have overheads itself that could not be claimed back with in any grants raised.

72.19 Request to site a storage shed for the Christmas Lights

This appeared to be the 2nd or 3rd request from the Lights Committee to the Trusts/parish for some kind of storage space. It was felt inappropriate for the Trust to have a shed on the field – it would increase the insurance and security requirements to protect it. It was suggested that the national Trust be approached to see if they had any storage space available or the at the Light Group put out a request across the parish to see if anyone had space they could use.

73.19 Information on the project to upgrade / refurbish the playground equipment.

Mrs Toland had provided some information and quotes based on a site visit from a supplier. These were for significantly larger sums than anticipated and were for a much larger scale project than just replacing the failing fort / sensory garden. It was noted that Mrs Toland had put up a crowdfunding page stating that equipment had been ‘condemned’ – was this correct and if so why was it not removed immediately? The administrator said that although not “condemned” some equipment had been classed as “high risk” in the last play inspection (the fort specifically) and that she had brought this to the attention of the Trust at several meetings for actions to be agreed. No real action to remove the equipment had been agreed to, rather members had decided to ‘go and take a look at it and decide’ which unfortunately lead to nothing really happening. She was told to arrange to obtain quotes to remove the high risk fort, however she then explained that if the fort was removed the fence surrounding the area (also in extremely poor condition) would need to be removed, which would then bring into question the wood surround of the tyre climber (which was also noted as rotting) and the wetpour under it which had a large split in and regularly lifted in dry conditions. It was not as simple as just taking down the fort.

It was decided that members would go and look at the ‘sensory garden’ area and make a proper plan as an urgent matter. If necessary the outcome of this visit would have an emergency Trust meeting tacked onto a parish council one to sort it out.

74.19 JPF clean- up day & crowdfunding for equipment – defining volunteers to assist & tasks to undertake - A community clean-up day was still on the books for the end of March, but specifics had progressed no further. Mr Nash was given the task of organising, with the Administrator reminding the Trust as a whole this required more than showing up on the day and organising people – there were risk assessments to complete, equipment to organise, schedule of tasks to finalise, first aid needs to sort out ... it was not as simply as just putting up a few posters. The Administrator was to try to find out if the CORMAC Volunteer Tool Trailer was available for that weekend.

Carwinion Trust

75.19 To receive details of current financial position –the balance was now holding steady as Pavilion cleaning was only being done post match.
It was resolved to accept the current financial position

76.19 Information on the MUGA project - Mrs Toland had also provided quotes for a large MUGA pitch and advice that there were community grants out there for upwards of £100000 which could fund a

larger project of whole field refurbishment and upgrading. We need to be thinking of something with a larger scale than the original proposal – with possibly the inclusion of additional team storage facilities and also a wrap-around walking trail and outdoor gym which have been put forward - to make a viable submission. Work in kind by the users groups would form part of this submission as we do not really have cash to put into it and would show the levels of community support needed to get any application through assessment.

Mr Nash was concerned that there had not been enough thought in the past to setting aside monies for depreciation of the assets/ equipment. He thought that we should be setting aside monies for ongoing maintenance and upgrading, but accepted that since there is no real income other than the parish grant and pre-school rent this might be hard to accomplish. Mr Sadler said that we had had a “good facility on the cheap” for too many years and this was now catching up to us.

77.19 Current state of re-negotiations on the MCA lease. Kevin Bate was asked to speak as the Vice Chair of the MCA and with his involvement in the lease negotiations. He explained that the Ben Spike Centre had been built in 1988/89 after a volunteer fundraising effort to provide a hall and refurbish the existing facilities (mainly by Ben Spike, Mike Corbett & Colin Bate, who raised £30000). A lease was signed allowing the MCA management responsibilities at the time which is now being renegotiated. The building is run on a voluntary basis for the benefit of the community and the groups in it – allowing them highly subsidised space to use. Any profits (about £300 per year) made on the site are ploughed back into the fabric and facilities of the building. The building probably has users every day – which include both cricket and football teams for the village. It is a party venue – seeing a number of children’s parties where the extra outdoor space is a bonus. The bar is opened up for community events and manned by a band of volunteers - also raising funds for upkeep. There is a drive from the current committee to take the venue forward, as it is such a great community asset.

He explained that the Social Club had been created to allow a premises licence to cover regular groups, rather than having to apply per event but that this was still added to for specific one off events. There are plans to run the bar after all cricket matches as well as football games if volunteers can be found in the upcoming year to increase income. There have been works done by the MCA to the carpark and pavilion over the years that have been outside of their original lease but have been undertaken for the good of the site that have not always been equally funded by the Trust and that we could do with more collaborative working going forward, but the lease negotiations were taking this forward in a positive way.

A question was raised about increasing income by upping rentals to cover running expenses. Mr Bate explained that too large an increase would price out those smaller community groups that took place for the benefit of the parish (guides, brownies) that did not have money coming into them – which defeated the ethos of the MCA. Mr Faiers added that during the lease negotiations lots of new ideas for events, community gatherings and the like to increase income had been put forward – along with the likelihood of a small increase in rental rates (which may or may not be offset by the removal of the electric coin meter). There is a lot of goodwill from the MCA and community users to see the field remain accessible and the hall space well used and take its place as a more vibrant facility.

Mr Bate was thanked for attending and left to attend the Panto first night.

Mr Faiers then added that the lease negotiations were going well – with the last meeting focussing on the final changes to the original lease which, once agreed by the attendees, would be going to the solicitors for incorporation into a new lease document for review. A 10 year lease with 5 year review and 3 year break clause had been proposed with a rental of £3000 per annum (with a letter of intent to cover the extra responsibilities derived from taking on managing The Pavilion as well) would also be drafted, putting the whole suite of buildings under one set of control. The £3000 would be made up partially of ‘works in kind’ – these would include taking over Pavilion cleaning, repainting and upgrading works to and other maintenance projects. It was asked if this was only to happen in the

first year – it would be an ongoing arrangement with the Administrator being given a list of works undertaken (with costings) for agreement to offset against the rental. This way the MCA would not be bankrupt in trying to find cash to pay the new rental and could put a monetary value to the generous volunteer workforce that they have been making use of for maintenance.

The Administrator offered to forward to Trustees the summary amendment document that had been sent out to the both lease teams after this week's meeting once they had agreed it was correct. It would form the basis of the new lease – but with a more updated legal form.

Mr Sadler said that it sounded like the negotiation had managed to go well despite the poor start and that both groups appeared to have done a good job negotiating the new lease.

Mr Nash asked again that a depreciation fund be set up for the Carwinion Field as well to cover future management costs.

There were questions about the likelihood of the MCA failing, given their financial position, before the lease end and what would happen then. It was though it inappropriate to talk about this as if it was likely to happen – the MCA took pains to make the site viable and keep it functioning for the last 28 year and nothing significant had changed over than period – why be pessimistic now?

78.19 Details on the parish council's planning application to site a building [including change of location]

Mr Faiers said there was a public consultation on these plans at the Methodist Hall on the 14th & 15th February to which the whole parish would be invited by hand-delivered flyers which were due to go out in the next few days. Mr Sadler though that once again "the cart was going before the horse" in that neither the Trust nor Parish Council had seen this information prior to it going out. There was a discussion on how this project would be addressed under the Parish Council's Financial Regulations which are not minuted as they are not part of the Trusts' remit to discuss.

A resident asked what would happen to "all of these new buildings" if the parish councils were lost. Mr Bradley said that this was highly unlikely given that central and local government were devolving services down to the parish level at an increasing pace – either in an upfront manner or by farming them back to parish councils on the cheap by working to specific targets.

79.19 Discussion on preparing a lease for the parish councils' Admin Hub

Mr Sadler thought this was jumping the gun again.

80.19 Public comments

A member of the Cricket Club said that the fixture list for 2020 had arrived and that the 13th June was an away match so the WI could make use of the field for their anniversary event.

There was also a note not to set any events for 12th September as there had been an early request from the Village Show group to use the field for a bigger event.

Meeting finished at 9.10pm