

THE BASIL IONIDES MEMORIAL CENTRE Framfield Road, Buxted (Charity No 305192)

AGM Minutes 13th November 2018, Five Ash Down Village Hall 8.25pm

Present: Vivienne Blandford (Chair), Nick Bolton, Chris Humphrey, John Rose, Martin Hoggan, Toby Illingworth, Fiona McQuarrie, Adrian Marshall (Treasurer), James Roberts, David Wells and clerks Beccy Macklen and Claudine Feltham.

Three members of the public present.

- 1. Apologies:** Morna Cox and Simon Johnson
- 2. Confirmation of change of status that Buxted Parish Council is now the Managing Trustee:**
This was formally confirmed
- 3. Annual Report**

The change of status transferring the management of the Ionides to the Parish Council as Managing Trustee finally took place in May this year when it was confirmed by the Charity Commission. This was after having passed a resolution to do so at the last AGM in January 2018 and having taken advice from our solicitor and extra advice from a specialist, Louise Beaton, recommended through AiRS (Action in Rural Sussex).

However, notwithstanding the change of status, the problems in looking after this piece of land remain the same. Everyone is aware that parking is a problem within the village and those visiting the doctor's surgery, at busy times, have difficulty in finding a space to park. The community spaces, belonging to the Ionides Land are used heavily with car parking on the grass and over the back-kerb stones which causes considerable damage in wet weather. The car park surface was not built for heavy usage and we are currently considering various options to re-surface the car park, possibly extend it and looking at the signage. In addition, a local business, Crusader vehicles, seem to regard this car park as public car park for their own staff with, at times as many as five cars parked within the car park. Sometimes this car park is being used by Crusader staff as early as 7am in the morning.

It is not community users causing the excessive wear and tear to the fabric of the car park and surrounding verges, but surgery users with their constant traffic movements. If we were to increase the size of the car park, how would we stop the inconsiderate parking by the local business? Something that needs careful thought. We have been in dialogue with the Practice Manager at the Surgery and have written a letter to the partners of the surgery hoping to find a way forward to jointly improve the parking situation without the Ionides Trust bearing all the costs. However, to date we have had zero response from the surgery to our letter written some six weeks previously. We have even suggested surgery staff could use the disabled parking for the new village hall. If we come to no agreement, we may be forced to close the car park from time to time to deter illicit parking and reduce the wear and tear to the fabric. This subject will be discussed in greater detail in the New Year when we hope to have had some response from the partners at the Surgery.

Negotiations with the Buxted Scout Group to set up a new lease with a different area of leased land so that we can issue a lease to the Buxted Community Hall Trust for the new village hall move extremely slowly. In early October we were sent one more revision of the lease, through our solicitor, to which we have replied. Interesting to note the Ionides Trust first opened this dialogue officially in October 2016. The scouts have been extremely slow in responding at all stages and we are currently awaiting a response to the latest revisions. Even when the lease revisions are agreed the Ionides Trust will have to pay for a survey of the

land, so the Scouts accept that the piece of land being exchanged in the lease has no detrimental financial value to them (in other words a nil value survey).

Early this year the first stage of the New Community Hall was completed when some footings were placed in situ, a new entrance, East Sussex Highways compliant and the disabled parking bays were built. These were completed in February although the final landscaping, on current Ionides land, would have taken place in the Spring when turf would have been laid and some areas seeded. Unfortunately, the night that the contractors left the site in good condition, considerable damage was done to the unfinished part of the landscaping. This left the Ionides Trust with considerably more costs to repair the damage and make good the land than anticipated. With the extremely hot weather this year it was not possible to carry out the intended work as anticipated. This was to have been done in October, but concerns voiced by the Scouts have led the Ionides Trust to postpone these final works, once again, until after their annual bonfire. We hope to commence work on the site soon to make good the damage. The Ionides Trust will endeavour to keep this part of the site as an attractive part of the overall land, for all users, until we have further news on the building of the New Community Hall. Otherwise we fear it will revert to the pot holed messy car park it was previously.

The scouts had sewage drainage problems earlier this year and the Ionides Trust helped in resolving the problems, one of which was that the unknown, and unseen septic tanks for the Scouts and the Rifle Club, had not been emptied within collective memories. Now they have plenty of space!

The play equipment is regularly inspected and a piece of equipment in the small children's playground is to be replaced. The grass is regularly cut, and the open space and playgrounds are an asset to the village. I sincerely hope next year we manage get both outstanding leases signed and some resolution to the parking problems.

4. Financial Report

Adrian Marshall confirmed that the year end report had been submitted and accepted by the charities commission.

Expenditure – maintenance of the land remains the highest expense at approx. £5,000. The second largest item is legal fees but it is not expected to continue into financial year 2018/19 slightly.

Reserves building up slowly with £38,000 currently in the account.

It was noted that the rent increase will be added to the next Trust meeting.

5. Change of officers

It was confirmed that Adrian would transfer the treasury duties to Claudine along with the historical files.

It was confirmed that the chair of the parish council also should chair the Ionides Trust and therefore Vivienne remained in the that position. Reluctantly!

6. Questions to the Committee at the Chairman's discretion

None

Meeting closed at 8.36pm