Agenda Item 5

Report to: **Elsea Park Community Trust Board**

Date: **Wednesday 10th June 2015**

Subject: **Management Report**

From: **Barry Cook – Community Trust Manager**

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1. Adoption of Phase 1 Roads

In accordance with a request from the Highways Department, we have trimmed back some hedges to enable lamp posts to be painted prior to adoption and cut back some of the lower branches of trees on Quaysides East and West that were impacting on lighting levels. Highways have now confirmed that all work has been completed to their satisfaction.

2. Articles of Association

There has been some progress on this matter. On 26th May, I met with Steve Ingram, Strategic Director – Development and Growth, and his colleague, Paul Thomas.

Mr Ingram believes that SKDC should be supporting The Trust's desire to adopt the new articles, and that he thinks it may be possible to release Kier from their obligation to underwrite The Trust without the complexity of legal variation of the S106. I will outline what happened at meeting and what I believe is the way forward when delivering my verbal report.

I feel we need to discuss some of the clauses of the draft AoA at the meeting prior to taking the next steps. I was not involved with the work on the new Draft Articles, so will search for the most recent version and have copies available at the meeting. I seem to recall the draft was circulated to all (then) board members by Sally Waltham prior to my taking over as manager.

For discussion

3. SKDC Representation on The Board of Directors

I have received written notification from SKDC that Judy has stood down as their representative on The Board; this is as a result of the changes to the ward boundaries in Bourne, and Judy's increased work load following her appointment as Vice-Chairman of the Council. Judy has since contacted me herself to explain the reasons for her departure, and on behalf of The Board, I congratulated Judy on becoming the Vice-Chairman of The Council but expressed my regret that she would no longer be serving as a Director with The Trust.

SKDC have nominated Cllr Ms Jane Kingman to replace Judy, and I have advised that Cllr Kingman's nomination would be tabled as an agenda item at the June meeting and that I would contact SKDC once the meeting had taken place.

For information

4. Enclosure of The Patio Area

In the light of several incidents over the past couple of months on the patio / path adjacent to the play area, and complaints from both occasional and regular hirers regarding youths gathering on the patio and disrupting their hires, I feel that we should consider fencing around the patio / gravelled area to the south of The Centre.

I have spoken with PCSO Graeme Parrott on this matter, and he believes that without a fence, it is difficult to stop incidents like this occurring, and that it should be given serious thought.

If the board decide that a fence should be installed, there are two options:

The first option would see just the patio area enclosed, but this would not stop the repeated damage to the downpipes and guttering towards the workshop end, stop children climbing on to the flat roof, or prevent further damage to the gas meter enclosure.

The second, and more expensive option would be to extend the fence towards Sandown Drive just past the gas meter, and, in the other direction, towards The Spinney such that it would enclose the gravelled area next to the patio, extend across the driveway to the Groundsman's Store (with double gates for vehicular access, then for a short way along The Spinney, terminating at the corner of the building.

The fencing proposed would be similar to that which has been used for the school, but the next grade up, and be much more robust. From a distance, the fence has minimum visual impact, and views towards, and from the patio area would still be maintained.

I have, at this stage, obtained quotes from a single supplier; I did not want to obtain further quotes until The Board has debated the subject.

For discussion

5. Noise Complaint

Following complaints of noise from members and residents during, and at the conclusion of a private party held in April, I arranged for a meeting at The Centre with Paul Sherry, of SKDC's Environmental Health Department. Mr Sherry reviewed the control measures that we already in have in place, and believes we are doing everything we can, though he did make one or two recommendations which we have adopted. Mr Sherry also advised that his department had not received a single complaint about noise from The Centre since the building opened in 2012.

His suggestion that heavy curtains might help with sound absorption (albeit to a very minor degree) have resulted in us (finally) obtaining quotes for the curtains in the main hall, and inset blinds for the back stage doors.

Options will be presented at the meeting for discussion, and we will proceed with the purchase of the curtains if The Board approves, once it has been confirmed by a Fire Safety Officer that curtains can be installed. It should be noted that the school has curtains in the main hall, and that they were not considered to pose any threat to fire safety.

For discussion

6. Curtains for The Hall

A sample of the material that we suggest for the curtains will be available to view at the meeting. We have obtained only two quotations to date, having been previously advised that The School obtained multiple quotes prior to opening, and opted for what they considered to be the best value in terms of quality and cost.

For discussion

7. Spittlegate Heath / Grantham Southern Quadrant Development.

At the request of Sylvia Bland (the Major Applications Officer, SKDCPlanning Department) I met with Sylvia and Andrew Russell-Wilks from Ancer Spa, planning consultant representing Buckminster Estate on the Spitalgate Heath urban extension at Grantham. This project will deliver approximately 3,700 dwellings, 110,000 sqm employment, an 8,000 sqm local centre building incorporating health facilities and a community centre, primary school and through primary/secondary school, and lots of open space including play areas and parks.

Their wanted some feedback as to how The Trust operates, collects and administers the annual charge, and the services it delivers. It appears as yet undecided if they will use a model similar to that used at Elsea Park, or to vest the responsibility in a commercial management company.

For information

8. NCS Social Action Team

The Trust received a request from the NCS Social Action Team asking if we could provide projects for a group of fifteen to seventeen year olds to complete in August. I have agreed that we can host the group, and have proposed that they can work with Niki on youth activities, refurbish the picnic benches, undertake some conservation work under Peter's guidance, clean the car park and jet blast the patio and paths, pick litter, and carry out a charity project of their choosing. They will be with us for two weeks; the week commencing 3rd August in which they will plan the work, and the week commencing 10th August when the plans will be put into action.

Information only

9. Hedge Planting along Linear Park

Over the past couple of weeks, and having obtained "Permission to Dig" from National Grid, Peter has implemented the first of the actions that were proposed at the meetings that were held regarding improvements to the public open spaces within Elsea Park. Two hedges, each approximately 100m long have been planted along Sandown Drive and Pimpernel Walk. They have attracted many favourable comments from members and residents.

Information only

9. Live Music at The Centre

Following an approach from one of our approved bar providers, who also manages and runs events at venues similar to ours, I have agreed that The Trust will collaborate to put on quarterly live music events at The Centre. This gives us an opportunity to share both the risks and the rewards, the risks being minimal, and the potential of the rewards being significant in terms of Centre Hire

The first event, which will gauge the viability of this joint venture is planned for Friday 30th October, and will have be a Motown night.

Information only

10. Picnic In The Park 2015

Plans have now been finalised for this year and we look forward to good weather on 27th June! Weather permitting, this year's Picnic in The Park will offer a broader range of activities, and both the Events Group and The Trust staff hope to see as many of you as possible on the day.