

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

## AGM Minutes Tuesday 12<sup>th</sup> March 2024 – starting at 1933 p.m. St Mary's Church Hall, Church Road, Buxted

**Present:** Vivienne Blandford (Chair), Annette Duck, Chris Humphrey, Peter Smith and John Rose and Clerk: Claudine Feltham.

One member of the public present.

1. **Apologies:** Received from Peter Coxon, James Roberts, Adrian Marshall and Beccy Macklen
2. **Annual Report – Read out by the Chairman Vivienne Blandford**

### **New Scout Hut**

Just over a year ago two Trustees had a meeting with Simon Morley and Fraser Eastwood of the Buxted Scout Group where they explained their ambitions for a new scout hut as they had applied for funding from the Youth Investment Fund. Their initial thoughts were for a building roughly twice the floor space of the current hut and two stories high. The building would come out to the very edge of the leased line on the western edge and would take up the width of the current access track alongside the hut.

At the outset the Ionides Trust, whilst in support for a new Scout building, and delighted they were very likely to obtain funding, we were concerned at the size of the building and the fact that the access track through to the recreation ground would be blocked. The land at this point slopes steeply downhill which means the ground will have to be made up and made safe. The lease with the Scouts clearly states that access must be kept clear at all times. The Scouts had assumed, at this point in time, that the adjacent 'new village hall site' would not be completed even though the foundations were in place. They were asked to proceed with their plans for the new Scout hut and not assume that the 'new village hall' would not be built. The second storey was removed when it became obvious to the scouts that their new building would only be able to be used for Scout use and not a shared space.

The Ionides Trust would have preferred to see the new Scout hut set further into the bank which would have less impact in the landscape and leave the access track relatively unchanged. However, Wealden District Council were more concerned about the removing of a hedge and the impact on the new houses being built at the bottom of the adjacent gardens, on the Framfield Road. Planning permission was duly given, and the Youth Investment fund awarded the sum of £975, 000, towards the proposed building. The Ionides Trust requested drainage and landscape plans showing the finished site, but the architect did not comply with our requests.

The Ionides Trust made it clear that certain conditions would have to be fulfilled during the building phase of the project and that the surrounding landscape would be made good and fit for purpose as this was mostly land without the Scout leased area and was the public land for everyone to enjoy freely and safely. As good deal of these conditions are outside the expertise area of most of the Trustees, a Health and Safety expert was consulted over these matters, as well as the Trust's solicitor. We now have a comprehensive 'Licence for Alterations' with the Scouts which we hope has covered those aspects that concerned the Ionides Trust over safety, drainage, access whilst building works take place and repairing the surrounding landscape. The larger Scout hut will make an impact on the landscape and dominate it.

The Ionides Trust also thought it sensible to consult with UK Power Networks to remove the Telegraph pole and place some of the power lines underground. This is currently under discussion.

Work on the Scout hut project is likely to be starting immediately and will hopefully be finished late summer, early autumn. We have requested that some of the landscaping work will be done at the commencement of the project, giving a safe and level path for the contractors to work from and give the soft landscaping time to recover and remove the need to water grass and turf during the height of the summer months.

### **3. Finance Report – read out by clerk Claudine Feltham**

#### **Summary of the previous financial year 1.4.2022 to 31.3.2023**

The opening balance on 1st April 2022 totalled £82,764.95 (divided between the two CAF Bank accounts). The overall expenditure during this period was £26,685.08, which included the usual maintenance of the land and equipment, grass cutting, works to hedges/trees, litter picking and safety checks as well as funds provided to the community Jubilee Celebration event (£11,832). The most significant invoices this year were for play area repairs.

Income to the Ionides accounts is largely from the Doctors surgery rent (£15,163.80), plus a very small amount of interest is received from CAF Bank.

The closing balance for the Cash account and Gold account on 31st March 2023 totalled: £77,878.13.

#### **Charity Commission**

The return to the Charity Commission for year ending 31.3.23 has been successfully completed and there are no outstanding requests.

#### **Financial activity during the current financial year to date (1st April 2023 to 20th February 2024)**

The opening balance at the start of this financial year on the Cash account was £29,901.28 and £47,976.85 on the Gold account.

There has been little activity on the Gold account since the start of the year, with £748 interest received, and no expenditure.

(The funds previously received from the dissolved charity of the Buxted Community Hall Trust which amounted to £22,535.00 are held within the Gold account. These funds would be used towards the cost of a new hall, should that project become live again in the not-too-distant future).

The following tables show income and expenditure on both of the Cash and Gold accounts for this financial year to 20.02.2024:

<b>Income type</b>	<b>Amount</b>
Rent from doctors' surgery	£11,372.85

Interest	£790.31
<b>Total</b>	<b>£12,163.16</b>
<b>Expenditure type</b>	<b>Amount</b>
Bank fees	£161.00
General maintenance (including repairs/renewals, materials, safety checks, inspection and litter picking)	£4,040.15
Touchwood (play equipment provider/service)	£1,641.60
Insurance	£734.75
Grass cutting	£1,656
Dog bins emptying	£247.50
Tree inspections/ tree works/hedges	£3,250
Buxted Bonfire Society (for bonfire and Christmas events)	£1,000
<b>Total</b>	<b>£12,731</b>

### **Closing balance for this report (20.02.24)**

As of 20.02.2024 the closing balance on the Cash account is £28,511.70 and the £48,725.38 on the Gold account (total £77,237.08). At present we have paid out slightly more than we have received in during the year (to 20.02.2024), however, we are due another rent payment from the doctor's surgery. With the known invoices coming in, it is likely we will have a surplus of approximately £3,000 when comparing the income and expenditure for the current year.

### **Anticipated expenditure in future**

If it is possible for the electricity pole (currently next to the site for the new community hall) to be moved to the edge of the site, then funds will be required for this. John Rose is currently liaising with your UK Power Networks about this.

### **Grants**

We have paid out a couple of small grants so far this year, for community events, but it is unlikely that we will have any more before this financial year end.

Members queried when the next doctor's surgery rent review would be carried out. **Action:** CF to write to Magnus Opus to find out.

**Resolved: Cllr Smith proposed that the financial report was accepted, this was seconded by Cllr Humphrey and reached unanimous approval.**

**4. Discussion of future work: none planned at this time.**

**Action:** Chairs report and financial report to be added to the parish council website.