

Coles', Moorpool & The Eyre St Thomas Day Charity Minutes

Minutes of the meeting of Rampton Parish Council acting as the Corporate Trustee, together with the co-opted Trustees of the above charity, held on the 6th Mar 2018 in the Rampton Village Hall, Manor Drive, Rampton, Retford, DN22 0JU. The meeting commenced at 6:30pm.

Present	Muriel Arden	Corporate Trustee Chairman
	Sue Kyle	Corporate Trustee
	Felicity Ferriter	Co-opted Trustee
Also, present	Ed Knox Clerk/Responsible Financial Officer to the Trustees	
	0 Members of the Public	

26 To Approve Apologies for Absence

After discussion, the Trusteeship **resolved** to **accept** the apologies from Libby Hauten and Pam Hawkins. Peter Copeland, Alan McGarry, Ivor Lewin and Selena Eyre were **absent** without apology.

19 To Approve Minutes of the Previous Meeting

After discussion, the Trusteeship **resolved** to accept the minutes. The chairman signed the minutes of the previous meeting as a true and accurate record.

20 Declarations of Interest

None.

In accordance with the Public Bodies (Admission to Meetings) Act 1960 the following meeting item shall be closed to members of the public due to the confidential nature of Tenancy Agreements with an individual.

21 To discuss and make a decision regards the tenancy of Coles' Field, Rampton

The Clerk explained that the field was not viable for a solar farm, it can be connected to the grid but the sub-station could not take the extra capacity, there were no local viable large users of electricity, the school and Severn Trent Rampton Sewage Treatment Works were too low a user to make the project feasible.

Following the trustees desire to ascertain whether there was local demand for horse paddock land and a potential higher income from the field, the clerk advised the field and has received interest from a local person who wishes to rent the field as a paddock.

The current tenants have rented the field since Sept 2015 paying a haymaking rent, currently £116.40 per year, the agreement document gives a six-month termination notice by either party.

Since its time as the old playpark, the hedges have become overgrown, damaged, with gaps in places, places where people have forced their way through making unofficial footpaths. The clerk approached the existing tenants to ask if they were willing to co-rent the field with a 3rd local tenant who would put horses on the field. The existing tenants declined this option.

The clerk has checked with the County Council. There is no public right of way or access for the public to the field. There is a right of way a third of the way down the lane, but then the path veers to the left over a style into the field before the Coles' field.

The member of the public wishing to rent Coles' field, already keeps horses locally and is well experienced in their care and field management. The member of the public offers the trustees the following potential terms:

- To pay the charity initially £500 per year (almost 5 times the current rent)
- To commit to a long-term lease, on a 6-year rolling basis.
- Three yearly upward only rental review basis.
- To install appropriate fencing, at the member of the public's own cost around the field
- To erect a proper gate on the lane, after where the public right of way footpath ends

- To agree for the trustees to place a sign on the gate stating “Private property of Coles, Moorpool, The Eyre St Thomas Day Charity, no public right of way, please follow the alternative correct public footpath to the left, thank you”
- If the Trustees agree to arrange for K.R Hewitt Ltd to undertake a full hack/cut back of the hedges around the field, the member of the public will look to then look after the hedges.
- The member of the public shall install an electric fence within the inside of the new fence perimeter.
- The member of the public shall bring her own water bowser to site via their 4x4
- The member of the public shall erect a wooden stable shelter for the horses that would be on skids and did not require planning permission.

After discussion, the trustees agreed they had a duty to maximise the income of the charity, it could be that in the future a parish resident needs assistance and to be able to offer help the charity ust maximise all income streams. Felicity Ferriter **Proposed**, Sue Kyle **Seconded** and the trustees unanimously **agreed** to ask the Clerk to write to the existing tenants to see if they wish to have first refusal to match this offer or whether they wish to give up their tenancy. The clerk is to report back to the trustees once the tenant’s response is received. **Action**, the Clerk to write to the existing tenants.

22 Finance:

To Approve Payments, after discussion, the Trusteeship **approved** the following accounts: -

<u>Payee</u>	<u>Item</u>	<u>Amount</u>
Policy Bee LLP	Charity Insurance Renewal 2018	£142.80
Total Payments		<u>£142.80</u>

Receipts Received:

<u>From</u>	<u>Item</u>	<u>Amount</u>
Rampton Parish Council	S.137 Donation to the Charity	£30.78
Tarmac Ltd	2017 Rent of Moorpool ½ Acre Field	£53.88
CCLA COIF Investment	Quarterly Shares Income Dividend	£112.40
Total Receipts		<u>£197.14</u>

Bank Balances

The Current Account Balance today is	<u>£1,069.44</u>
The Deposit Account Balance today is	<u>£1</u>

23 Any Other Business Items for the Next Agenda

None.

24 Date/time of next meeting

The next meeting shall be Monday 11th June 2018 at 6:30pm.

25 Closure of Meeting

There being no further business, the Chairman thanked everyone for their contributions and closed the meeting at 7:15PM.

Signed _____

Date _____