
HUNGERFORD TOWN COUNCIL

The Mayor
Cllr Helen Simpson
57 Fairview Road
Hungerford
Berkshire
RG17 0BP
Tel: 07920110380
hm.simpson@btconnect.com



The Town Clerk
Mrs Claire Barnes
The Library
Church Street
Hungerford
Berkshire RG17 0JG
Tel: 01488 686195
townclerk@hungerford-tc.gov.uk
www.hungerford-tc.gov.uk

MINUTES of the Recreation, Amenities and War Memorials Committee held on Tuesday 20th November 2018 at 7.00 pm in The Library, Hungerford

Present: Cllrs, Farrell, Winser, Benneyworth, Hawkins and Alford

1. **Apologies for absence:** Cllrs Simpson, Cusack and Brookman
2. **Declarations of interest** – Cllr Alford (Youth & Community Centre)
3. **Agreement of minutes of meeting held on 16th October 2018 and update on actions:** *Cllr Winser proposed agreement of the minutes as a true record, seconded by Cllr Hawkins, two abstentions, rest in favour.*
 - **Updated To Do List (circulated)** - This was read through. Cllr Winser advised a temporary fix has been made to the rubber strip, but further work will follow. The Clerk has written to our insurers about the H&S concern over the graves in St Lawrence. **Action:** Clerk to find out best time of year to carry out tree work at St Saviour's. The tap for drinking water will be fitted but there is no rush during the winter. The new bench was in place for the 11th November at Bridge St War memorial. We are waiting further details from the Band about acoustic improvements at Croft Field.
 - **Inspection on Fairfields allotment sites carried out** – **Action:** Report to follow in due course All councillor training requested has been booked by the Clerk. A defibrillator is available from Inkpen School. **Action:** Clerk to find out more details.
4. **Presentation by Hungerford Theatre Company - Deferred**
5. **Annual Budget Setting 2019/2020 – Consider changes made at F&GP's meeting.** The Clerk highlighted the changes that had been made and these were accepted by the committee. They included reductions to the budget for the Croft Field, Triangle Field, Skate Park, Pool House and Tree maintenance. **Action:** Cllr Winser is obtaining a quote for maintenance to the trees around the perimeter of the Triangle Field.
6. **Bridge St War Memorial – Update on registering of land and proposal for use of professional services - See attached report** Cllr Cusack is waiting to hear back from Co-op. *Cllr Farrell proposed we proceed with Option 1 in the report with HTC continuing to maintain the land, seconded by Cllr Winser, all in favour.*
7. **Skate Park, Recreation Grounds and Gardens**
 - **Further consideration to locking the car park at the Skate Park following complaints** - The police have advised the Skate Park is immaculate since the shelter has been removed. However, complaints continue to be received about cars parking in the skate park car park, revving their

engines and playing loud music and have asked if we can consider again locking it. After discussion councillors agreed a good idea would be to lock it on a permanent basis as there is alternative car parking available. The skate park car park is not needed. **Action:** Cllrs will visit the site to look at another use for the area and consider what fencing might be needed. Add this to the next agenda.

- **Request for Dog Signage at War Memorial Avenue - Action:** Cllr Hawkins proposed the office order a sign to state that the area is covered by CCTV and please pick up after your dog, seconded by Cllr Farrell, all in favour.

- **Plans for replanting at Bridge St and Tragedy gardens - Action:** Cllr Farrell proposed Cllr Hawkins draws up some plans and oversees planting at both sites to improve the borders, seconded by Cllr Winsler, all in favour.

8. Youth & Community Centre

- **Feed-back from meeting (Cllr Alford) - See attached report** Cllr Alford read out his report with an added update that the mural has been completed with the proverb. He added the police are speaking with youth workers about how to help with anti-social behaviour. It was asked if members of the club could always sign out as well as in. Youth Club need more staff to man the door all night. Cllr Alford will report back on updates following the meeting with the police. 20/30 youth club members attended this week however it is usually more. No decision has been made on registering as a charity as yet.

- **Update on lease** - The Clerk has been speaking with the solicitor. A deed of variation is needed as the access is owned by WBC not the Academy. All other details have been agreed and engrossments are awaited.

9. **Croft Field – Quotations required for levelling floor – agree next actions** - The Clerk asked for a spec on what work R&A want done. It was pointed out that when the grant was applied for, we stated that the building work will improve the disabled access. **Action:** Cllr Farrell to produce a spec for the January R&A. Disabled access needs to be in place from the car park to the gazebo and from the gazebo to the North Room. What number of disabled parking spaces are required? Should these be concreted? There are paving slabs that can be used that have been removed from the field.

10. **Allotments – Update on lease** - The Clerk advised the car park is now being included in the lease plan and the lease renewal is in the final stages.

11. **DBS checks – Consider request for all councillors to be checked** - The website states those working with children or vulnerable adults should be DBS checked. Whilst it was felt that Cllrs being DBS checked was a good idea, there is doubt if it is needed. Perhaps it is relevant for some councillors? **Action:** Put on FC agenda for wider opinion.

Meeting closed at 8.25pm

REPORT FOR R. AND A. MEETING

Youth centre

In the past I have worked as a Deputy Warden for a Charity run Youth Centre and Youth Leader in charge of a Youth Centre owned by County of Avon (both full-time positions). This has meant, we or I was responsible for the building and surrounding land. Yes there was a chain of command. But the situation at the Hungerford Youth & Community Centre differs in it being run by volunteers. It is the Committee that oversees the Centre and when it comes to it, holds the responsibility.

The Committee have worked hard and put the Youth Centre on a good financial footing. Groups using the Centre include the Youth Club, Ice (a group working with children with disabilities), a U.3.A. group.

Charity Status

But it has been strongly recommended by Volunteer Centre West Berkshire, that the HY&CC should be registered as a Charity. This would give the Centre's Committee better legal protection as Trustees. This change will also help the Committee in its running of the Centre, especially if they are able to finance a part-time Youth Worker, in the future. This is their hope. Charity Status has been on the agenda but so far, no decision made.

New Kitchen

The kitchen is finish and in use. The Youth Club has been using it for chips and pizzas on club nights. I can say the members are enjoying them. There is to be a launch of the kitchen on Saturday 8th Dec from 10:30 to 12:00. Invites are to be sent out, this includes the HTC.

Clerk

The Centre's clerk, Andrea Hodgkins will be leaving at the end of December. The job has already been advertised and some applicants have replied with their CVs. The clerk's Job is paid for part-time hours and plays a central role within the centre. Therefore, the committee know there is the need to find the right person for the job.

Wall Mural

A large mural on the wall near the kitchen and the internal stairs is near completion. A quote is needed, ideas have been e-mailed out so that one can be decided on.

Public Report

Report to:

R&A Tuesday 20/11/2018

Agenda Item No 6: Update on War Memorial Ownership

Background

Hungerford Town Council are looking to register all assets. The Bridge Street War Memorial is included in this.

It was decided at Full Council to make an application to register the land with the Land Registry.

Only land which has changed hands since the LPA Act 1925 needs to be registered meaning the ownership of the vast majority of land in England & Wales is not registered with the Land Registry.

Only two documents, one handwritten and one from the Charities Commission, can be located in HTC archives and those of the Town & Manor.

The documents show a 2000-year lease granted on the land in 1678. However, in April 1920 The International Tea Company Stores granted an indenture for the remainder of the 2000 year period under the sole control and management of the Trustees of the Charity of the Town and Manor of Hungerford for the sole purpose of erecting a memorial to those who died in the First World War.

A separate charity was then registered in 1923 under the name of 'The Hungerford War Memorial Charity' with the Trustee being Hungerford Town Council. International Stores through various mergers and acquisitions became part of the Co-Op whose head office is in Manchester. Ultimate ownership of the land resides with the Co-Op. Hungerford War Memorial Charity was wound up and at that point the land should have been assigned by the Trustee of the Charity and details registered with the Charity

Commissioner.

Objective

Provide clarity and legally register the land.

Options

1. **To allow the Co-Op in house legal team (who are clarifying the ownership without charge) to register this land under HTC;**
2. **HTC to formally contact the Charity Commissioners to explain that the Charity was wound up without the transfer of the land;**
3. **HTC, once agreement has been made with the Co-Op to employ their own conveyancer and legal team to resolve matters;**
4. **Retain the status quo.**

Financial and Legal implications

Option 1 would formalise everything and cover any legal liabilities for HTC.

Option 2 would be time consuming and may be a complex process.

Option 4 would not be viable given the current HTC objectives.

Reference to Council Strategy, where relevant

As above.

Info:

Having contacted the Chairman of the Co-operative Group and with his agreement the documents were sent to their in-house legal team to look at and clarify matters with the objective to comply with current HTC objectives.

Mr Cohen is currently dealing with the matter and will provide me with an update prior to the meeting on Tuesday.

Recommendation(s)

The best option based on the above information

Signed:

Mark A Cusack

Member, Hungerford Town Council

Dated: 15/11/18