



Minutes of the Caves Field Leaseholders Meeting
held on Wednesday, 31st January 2018, 6.00pm
Quorn Village Hall

Present:

Rik Hughes – Quorn Cricket Club Cllr Roger Price

Also present was the Parish Clerk Christina Gibbs.

Item	Action
1. <u>Introductions</u>	
Cllr Price welcomed Rik Hughes to the meeting and explained his background and the purpose of the meeting.	
It was confirmed that the lease had not been reviewed since its inception in 2002.	
RH explained his role at the Cricket Club and that he had been with the club for 30 years.	
Cllr Price explained that residents of Cradock Drive had raised concerns about damage caused by stray balls at Council.	
RH explained that the Club had invited all residents in the vicinity of the field to attend the AGM this year to offer an opportunity to raise issues directly with the Club.	
Cllr Price felt that the residents just wanted to know who was responsibility for ensuring that safety measures at the Club were in place before cricket matches happened.	
2. <u>Review and update lease agreement document</u>	
Both parties reviewed the current lease. Cllr Price felt that there should be an annual review of the lease to give both parties an opportunity to raise issues.	
He asked about the Trust that was mentioned in the lease. It was agreed that the Club would identify the legal entity that acts on behalf of the tenant.	RH
Cllr Price called for the member responsible for liaison with the Cricket Club to be identified.	RH
It was confirmed that the rent increased by £5 per annum from a starting point of £300.	
It was also confirmed that the lease ran until 2030.	
Cllr Price raised the matter of the Nursery using the pavilion and asked if the arrangements were annually reviewed. RH confirmed that the Nursery had not been in place for a year yet but that there was on-going dialogue with the tenant who had also been appointed to the Cricket Club Management Committee at the last AGM.	

Item	Action
<p>It was confirmed that the Club paid the Council Tax. Cllr Price called for the Club to let the Parish Office have confirmation whether that was for the field or just the pavilion.</p>	RH
<p>Cllr Price raised the issue of dog fouling on the field. It was felt that the control of that was outside of the Club's responsibilities.</p>	
<p>It was confirmed that the Club had public liability insurance for the playing of cricket. The Clerk agreed to request a copy of the insurance certificate when she submits the invoice for the rent.</p>	Clerk
<p>Cllr Price asked if the Club always submitted a claim for any damages.</p>	
<p>RH said that the Club sometimes settled claims itself rather than make a claim on their insurance.</p>	
<p>Cllr Price suggested that the Club notify their insurers of all incidents whether they may a claim or not.</p>	RH
<p>3. <u>Review stray ball policy and practice, update in the light of lease agreement and National guidance</u></p>	
<p>Cllr Price raised the previous suggestion of the Parish Council holding copies of the slips which were issued to residents if a ball entered their property. He felt that it was not the Parish Council responsibility to hold the data but encouraged the Club to have records of all incidents. He pointed out the value of having comprehensive data for monitoring purposes.</p>	
<p>RH said that the club undertook to contact residents if a ball had been hit onto their property during the course of a game and that he and other scorers record incidents on their laptops.</p>	
<p>Cllr Price suggested that the Club would benefit if it were to record all balls that were unrecovered.</p>	
<p>RH confirmed that if there was an occasion when a ball could have done some damage, the club would always contact the residents.</p>	
<p>Cllr Price pointed out that the Club had an obligation to record stray balls but that it was not the responsibility of the Parish Council to hold that data.</p>	
<p>RH confirmed that a ball leaves the ground most games but that it rarely goes onto any residential property.</p>	
<p>Cllr Price asked how the net in front of the trees was supported.</p>	
<p>RH confirmed that it was not supported by anything other than the trees and that the Club planned to install the net again in March.</p>	RH
<p>Cllr Price asked for reassurance that the Club would have in place the necessary netting in time for the start of the cricket season in April.</p>	
<p>RH confirmed that it would.</p>	
<p>4. <u>Review any potential development of site</u></p>	

Item	Action
<p>Cllr Price asked if there was still plans to share the pavilion with the Scouts.</p> <p>RH confirmed that there was and that proposals were to be put to Council as landlord.</p> <p>Cllr Price felt that, in principle, the Council would not object.</p>	
<p>5. <u>Review any requests of the tenant to develop use of facility</u></p> <p>Covered earlier in the meeting.</p>	
<p>6. <u>Agree what need to be updated from meeting and present back to Council and Cricket Club</u></p> <p>Cllr Price agreed to prepare a report for Council.</p>	Cllr Price
<p>7. <u>Date of next meeting</u></p> <p>January 2019</p>	

Meeting closed at 7.00pm