

MINUTES OF THE MEETING OF WOOLPIT RECREATION GROUND CHARITY  
HELD ON TUESDAY 3 OCTOBER 2023 AT 7.30 P.M. IN WOOLPIT INSTITUTE

**Present:** Dr Geake (Chair), Mr Foster, Mrs Jenkins, Mr Hardiman, Mrs Symons, Mrs Robinson and Mrs Walker.

**In attendance:** Mrs Fuller, Secretary and 7 members of the public.

**1. Apologies for absence.**

These were received and accepted from Mr Gallagher and Mr Auchincloss..

**2. To approve accounts for payment.**

The refund of £50.00 security deposit to Cats Protection Bury St Edmunds was ratified.

**3. To consider a request for an additional bench in the Recreation Field and take any necessary action.**

The Clerk provided members with a list of six options. It was unanimously agreed to purchase a recycles plastic bench from Realise Futures for £462.99. Once received fixing brackets will be ordered from Quality equipment. It was agreed to site the bench on a concrete slab.

*Action: Secretary/Mr Hardiman*

**4. To consider scale of rental charges for hiring the recreation field and take any necessary action.**

This was deferred to the next meeting.

**5. To reconsider access for disabled buggies to the recreation field to allow a through route, also access by the Tennis Club & Cricket Club and take any necessary action.**

Dr Geake and Mrs Fuller have looked at both sites. Two planks can be removed by the entrance between the Tennis Club and Cricket Club which will give easy forward access. Three planks can be removed from entrance to the recreation field from Mill Close which will allow more room for disabled buggies and prams to manoeuvre. The entrance by the village hall will remain as it is. It was agreed to modify both sites as above so that the work can be reversed if it becomes necessary,

**6. To receive an update on the proposed assignment of the Lease from the Trustees of Woolpit Cricket Club (WCC) to a new company formed to run the Woolpit Cricket Club and confirm as Trustees of Woolpit Recreation Ground requirements for consent and take any necessary action.**

Normally the landlord (WRGC) would draw up the licence to assign the lease from WCC to the new entity with WCC paying all legal costs as per the current lease. WRGC Trustee have appointed Ellisons Solicitors to act on its behalf. WCC feel that the fees being requested by Ellisons are too high when it is just a review of the lease and to draw up the licence. Ellisons has already carried out some work and therefore there will be fees for that. After discussion it was agreed to ask Mrs Ewans, deputy to Mrs Fuller to contact Ellisons to discuss requirements to consent.

**7. To consider whether to accept the draft lease prepared by Ashtons for Woolpit Tennis Club (WTC) or have Ellisons prepare a new more detailed lease with the same provisions of that with Woolpit Cricket Club so that both are in a similar form and take any necessary action.**

Members have been provided with a history of actions. Mrs Ewans and Mr Guyler had an informal meeting with WTC and asked what WTC would need in a lease to enable them to get grants from the Lawn Tennis Association. WTC then produced a draft lease, however it is usual for the landlord's solicitor to draw up the lease. Ellisons has suggested that they prepare a lease with the same provisions as the lease with WCC, however some members feel that this lease is not a good example. It was approved to ask Mrs Ewans with her legal knowledge to discuss requirements

with Ellisons. The lease would need to ensure that all maintenance, repairs and insurance are the responsibility of WTC. It is usual for the lessee (WTC) to pay all legal fees. Members felt that a 25 year lease would be appropriate.

**8. To receive a report from the Clerk.**

Nothing to report.

**9. Date and time of the next meeting of Woolpit Recreation Ground Charity – Monday 6 November 2023.** Noted.

The meeting closed at 9.03 p.m.

Signed.....

Dated.....