

**Poole Beach Huts Association Annual General Meeting
Merley Community Centre
1 February 2017**



Minutes

Chairman Bob Lister welcomed members and guests, Tracey Adams, (formerly Moore) Beaches Team Leader and Anthony Rogers, Recreation and Communities Manager. BL introduced committee members and thanked them for their support. He also thanked the beaches team for their continued hard work.

He reported on a busy year with bi-monthly committee meetings, bi-annual meetings with senior officers from BoP, and a public meeting held in September at St Aldhelm's Church Hall with 80 plus members attending.

Beach hut rent increases of 10 - 20% were introduced this year and over 120 tenants have returned their keys. The proposal to increase on street Pay and Display parking charges resulted in a petition signed by over 18,000 residents objecting to the measures with PBHA being responsible for 8,000 signatures. Many attended council meetings and despite initial withdrawal of the plan, a revised plan has now been approved.

Plans for 97 additional new two-storey huts at Canford Cliffs have been approved as well as a new cafe and improvements to toilet facilities.

On the social side, another successful barbecue was held in June at Branksome Dene Community Room. A new leaflet promoting the Association was produced to encourage new membership.

The formal AGM was led by Jack Crewe, Treasurer. He reported that there was currently over £3000 in the accounts. Members who had not paid their fees were reminded to do so. JC asked for approval to slightly change the constitution which was agreed. The revised constitution, now adopted, will be placed on the website. Committee roles were appointed for the ensuing year and a list appears after the minutes.

Members were reminded that there is an opportunity to sub-lets huts on the PBHA website - <https://poolebeachhuts.co.uk/poole-beach-huts-to-rent/> and this will be further promoted in the next newsletter due out in February. BoP will allow tenants to swap huts, for a £50 administration fee, if they know a mutually agreeable tenant willing to do so.

AGM business was concluded.

Anthony Rogers was introduced. He explained that work on the new beach huts at Canford Cliffs is planned to start on 4 September 2017 subject to completion of the tendering process and a suitable contractor being appointed. Final specifications will then be agreed and the work is expected to take approximately nine months to complete.

Canford Cliffs - new build huts programme

During the construction period the promenade between Canford Cliffs and Flaghead Chine will need to be closed to allow safe and free movement of vehicles and materials. It is anticipated that a temporary 'walkway' will be provided on the sand. A mobile toilet block will be installed during the works and Flaghead Chine toilets will remain open.

The row of wooden huts at Canford Cliffs promenade will be re-located to Flaghead Chine subject to planning consent. Existing tenants of the affected huts at Canford Cliffs will be given a rent-free period during the closure. Refunds will be made to those who have paid in advance. When the new

huts have been built, the Council will endeavour to accommodate the wishes of those tenants in terms of reallocating new huts to them.

Tenants will be advised in writing of the date by which they will be advised to clear and vacate their huts.

Maintenance programme

Tracey Adams reported that work on huts at Branksome Dene continues with PVC cladding on side panels and replacement doors to reduce maintenance costs. Planned work at Sandbanks has been delayed but huts are currently being assessed for future maintenance requirements.

Pre-requested questions/comments included ...

Q. Huts at the east end of Canford Cliffs are not being demolished - why is this?

A. AR responded that the Council don't own the cliffs and they are protected by an SSSI.

Consultation with landowners will be necessary to ensure that any impact to wildlife, including sand lizards, is offset. This could take up to three years to organise.

Q. Why can't the hut rental payments be spread over 10 months like the council tax?

A. There is a scheme now for spreading payments over 12 months.

Q. Will a two car family be able to use their annual parking permit in either car?

A. Parking Services are introducing a new 'virtual' system in the next few months - suggest contacting them for details.

Q. Will the ice cream kiosk be demolished before negotiations begin with current leaseholder.

A. Banquets of Oxford hold the lease for another four years so agreement will need to be reached with them relating to the plan to open a small cafe on the site.

Questions from the floor included ...

Q. How much notice will tenants affected by the Canford Cliffs project be given to vacate

A. A letter will be sent in April

Q. Do you consider independent suppliers for catering concessions

A. Currently beach concessions are held by Banquets who have 'right to renew' leases giving them first option. Elsewhere in the borough local independent suppliers have concessions.

Q. JC asked if another Open Evening could be held at the Beach Office?

A. TA responded that she would be happy to liaise with members but suggested that separate occasions for each beach location might work better.

Q. Are there any measures in place to prevent another incursion of travellers on Sandbanks car park?

A. TA responded that a joint committee of officers from Beaches, Parking and Environmental Service are working hard to liaise with travellers groups within legal requirements. The problem is that there is no defined location where they can be directed to within the borough.

BL commented that most tenants would prefer smaller huts at sensible rents rather than larger, more expensive huts some of which have been included in the Canford Cliffs plan. Also the request for lockers as an option for some residents who just want a secure place for valuables has consistently been overlooked.

AR responded that some people are willing to pay for executive huts, which are double the size of standard huts and double the price. These and super and deluxe huts will be scattered in each new block.

Finally, BL commented that Beach Road car park would be much better utilised if there was an Overflow Parking sign in Branksome Chine car park was improved and the entrance moved to Beach Road to be more visible for visitors.

This year's summer barbecue will once again be held at Branksome Dene Community Room on Wednesday 14th June at 6.30pm. Tickets will go on sale for four weeks before the event at £10 each. Members will be notified by email and details will appear in the Spring newsletter.

BL thanked all guests for their contribution to the AGM and members for attending and declared the meeting closed.

55 members attended the AGM.

Committee members elected for 2017

Chairman: Bob Lister

Vice Chair: Martin Stevens

Treasurer: Jack Crewe

Secretary: Lyn Thomas

Newsletter Editor: Julie Snow

Social Secretary: Yvonne Hartwell

Ordinary members: Janet Coy, Cheryl Atterton

4.2.17

JMS