

**Chairman**  
**Bob Lister**  
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**Secretary**  
**Jack Crewe**  
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**MINUTES OF MEETING BETWEEN PBHA AND BOROUGH OF POOLE OFFICERS**  
**16/06/2015**

**Present: Anthony Rogers Recreation & Community Manager**  
**Tracey Moore Manager, Beaches Team Leader**  
**Jack Crewe PBHA Secretary**  
**Lyn Thomas. PBHA Vice Chairman**

**1. GENERAL**

This was a very positive and successful meeting. PBHA reiterated that the general consensus was that the beach team, were doing a very good job in running the beaches although there would always be minor problems from time to time, often due to the weather and the environment.

No major issues were unresolved. BoP council stated they were happy with the relationship with PHBA and were keen to continue to work with them in a positive manner.

**2. LOCKS AND PADLOCKS**

During the recent refurbishment, the contractor engaged did not carry out a particularly good job with keys and padlocks being mislaid,

Some new padlocks being supplied had only one key, which was unworkable. Extra keys were being obtained from France.

Tracey confirmed that anyone who had a problem as a result of this work should obtain a new padlock and submit a receipt to the beach office for reimbursement.

Money was held back from the contractor as a result.

**3. OPEN EVENING**

An open evening was planned for 30<sup>th</sup> June at Sandbanks Beach Office and 30 people can be accommodated. 14 bookings received in first two days after publicizing the event.

**4. SHOWERS**

An old issue, which was still being investigated. All parties agreed that the supply of showers on the beaches could cause more problems than solutions.

Problems would be sand build up, detergent being used etc. All parties agreed that probably the benefits would be out-weighed by the drawbacks, especially as they could be sited on promenades with less trouble. **(Chair: Disagrees, this is not logical, as all water ends up on the beach anyway, drainage pipes to waters edge would resolve it!)**

**5. CCTV**

This has now been installed using the same proven contractor as bus lane camera installations in Poole. Installation is virtually complete although there may be some minor issues with some materials used in terms of corrosion.

CCTV, which will be monitored in the central control room 24 hours a day, is due to be commissioned by the end of June.

**6. SIZE OF RENT INCREASES**

The issue of the large rent increases was raised although none of the parties present at this meeting had any control over this. Unfortunately, it is a partly a supply and demand situation and partly dependent on the political economic situation. However, PBHA will work with BoP Councilor's to limit increases.

**7. BEACH HUT OCCUPANCY**

Long-term lets are at 100% occupancy allowing for short periods following hand backs etc. Short-term lets have been reduced in number over the last three years from 99 in 2013, to 76 in 2014, 65 this year and provisionally 50 in 2016.

BoP council have an obligation to balance income from these whilst catering to the need of residents and short-term visitors.

This is constantly looked at and monitored.

#### 8. SHARING OF BEACH HUTS

Our original proposals originating from a suggestion by Vanessa Robson did not appear to have been fully understood and we were able to clarify the position.

We are suggesting that two long term annual tenants with some years continuing tenancies, each with their own huts could relinquish one and become joint tenants of the other. One would remain as main lessee but the lease would revert to the other in case of death or moving away etc.

The advantages would be the release of additional huts for reletting also to make hut sharing more affordable for elderly people to whom this scheme would mainly apply.

There is no intention of allowing this scheme for people wishing to pass their letting rights down the family.

It was agreed by Anthony Rogers that this scheme would be given further consideration.

#### 9. BEACH LOCKERS

It was not felt by BoP that such a scheme would be sufficiently worthwhile and in view of future plans, a suitable location may be hard to find.

#### 10. COMMUNICATION

It was agreed that we would encourage one channel of communication between PBHA and BoP Council for matters relating to the day to day running of the beach, administration, beach hut issues, including maintenance work etc.

Emails, queries etc. should be addressed to Tracey only or her assistant Judith Martin as appropriate [t.moore@poole.gov.uk](mailto:t.moore@poole.gov.uk)

[JudithMartin@poole.gov.uk](mailto:JudithMartin@poole.gov.uk)

The practice of communicating with different officers, contractors etc. lead to misunderstandings and duplicated work. Often the wrong answers are obtained due to lack of knowledge. Tracey has undertaken to reply to all emails immediately, even if only to acknowledge receipt. This should avoid duplication and misinformation. PBHA will try and pass this on to their members.

#### 11. DEMOLITIONS OF HUTS AND REALLOCATION OF TENANCIES

This, affecting tenants at Branksome Chine had not entirely gone smoothly with some tenants feeling that promises of replacement huts at comparable prices had not been fulfilled. One person concerned was unfortunately out of contact due to illness at the time, which did not help.

A choice of hut was offered to her but unfortunately they were all of a higher standard and therefore cost a lot more than expected.

An old wooden hut similar to the one previously occupied was not available for rent transfer.

Stairways to the new huts are to be installed soon and everything should be completed by the end of July.

#### 12. DISABLED ACCESS

One member with two severely disabled children could not get them to her hut due to access problems. The possibility of a car pass to the promenade was discussed but, understandably, as it brought in many safety issues was not viable.

BoP Council, taking access into consideration, would look upon a transfer to another hut sympathetically.

We were asked to get the person concerned to contact Sandbanks Beach Office.

#### 13. CYCLING

This is a continual problem that has given rise to much consideration. The new CCTV cameras may help and the Beach Team are also considering other ways to keep speed to a reasonable level.

#### 14. FUTURE CONSULTATION.

All agreed that the best way forward is to work together as much as possible. To this end, Anthony Rogers agreed to consult PHBA on as many matters relating to the beach as possible to get their views and ideas.

It is recognized of course, that due to constraints, compromises must often be reached.

Some issues which are due to come up which PHBA will be consulted on are:

New beach huts, type and location

Revision of license terms, due this year

Events to be held on the beach

Lyn Thomas Vice Chairman

Jack Crewe Secretary