

Minutes of the Meeting of the **BEACH GARDENS**
BEST VALUE REVIEW WORKING GROUP held at the
Town Hall on **Wednesday, 30th November 2005** at **9.30 a.m.**

Present: -

Councillor A H Miller	Chairman
Councillor Mrs J Farrow	
Councillor M Pratt	
Councillor Mrs J Wheeldon	(until 10.30 a.m.)

Also in attendance: -

Mr G Brookes	Operations Manager
Mrs A Holmes	Tourist Information Centre Manager
Mr J Jervis	Carpenter

Mrs W Clark	Swanage Tennis Club (until 10.35 a.m.)
Mr J Morley	Swanage Tennis Club (until 10.35 a.m.)
Mr D Pratt	Swanage Tennis Club (until 10.35 a.m.)

Mr N Dames	Swanage Bowling Club (until 10.35 a.m.)
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Mr P Huntsman	Swanage Bowling Club (until 10.35 a.m.)
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Mr K Morgan	Swanage Bowling Club (until 10.35 a.m.)
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1) Apologies

Apologies for their inability to attend the meeting were received from Councillor Bright and Mr A Leeson, Town Clerk.

2) Review of Minutes – 7th November 2005

It was noted that the minutes had been agreed by the Town Council.

3) Clubs' Response to Current Proposals

The Chairman reviewed the comments made in a letter from the Swanage Bowling Club, dated 27th November 2005, and drew particular attention to the suggested possible new positions of the partition. It was noted that if position B was accepted this would result in the reduction of the café area by a half. Mr Huntsman stated that position A was the favoured option.

Clarification was also provided over the retention of the southern door to the Pavilion.

The Chairman enquired how often the Clubs anticipated having the partition drawn across. Mr Morley stated that during the summer the Tennis Club would require use of the Pavilion for approximately two hours on Tuesday and Thursday mornings, and two evenings per week. However, Mr Pratt noted that it might not be necessary to draw the partition on these occasions.

On behalf of the Bowling Club, Mr Huntsman stated that the Pavilion would be required for between two and three hours on Tuesday afternoons. Other times were somewhat difficult to determine as it would depend on the arrangements with visiting teams. In July and August matches were likely to be

played two to three times a week and it would be desirable if the screen could be drawn during the making of speeches, possibly for approximately an hour in late afternoon.

Councillor Pratt raised concern over the Clubs' designating the area behind the partition as a Clubroom, suggesting it was for their exclusive use. Mr Pratt assured the Working Group that this was not the intention.

The Chairman stressed that when tennis courts and bowling rinks were available to the public they would have to have access to the changing rooms. Both Clubs indicated that they had no problem with that.

The Clubs' proposal to house the disabled toilet in a small extension to the building was discussed. The Town Council's Operations Manager stated that a plan could be devised to incorporate it inside. Mr Morley explained that the aim was to achieve both larger changing rooms and a bigger kitchen. Mr Huntsman stated that enough kitchen space was required to facilitate the plating up of a hot meal for approximately 60 people up to five times a year. After further discussion the Chairman proposed that the kitchen be reduced in size from 14' x 12' to 9' x 12'. Mr Huntsman stated that he could not give the Club's backing to this proposal without first gaining the approval of the Committee, although he did think that this option was worthy of consideration.

On behalf of the Tennis Club Mr Morley stated that there was agreement that when the Club was not using its allocated courts these should be available for public use. The Club expressed concern over the use of Court 7 for Crazy Golf as it had been surrendered by the Club for the use of the children of Swanage. The Chairman re-stated the options that had been reviewed by the Council and the reasons for selecting Court 7. He stated that there was evidence of demand for such a facility and it was hoped that its introduction would encourage a greater length of stay at Beach Gardens.

There followed a brief discussion of the possibility of acquiring an 80 per cent reduction in rates on the sports facilities at Beach Gardens, as suggested by the Tennis Club. This was contingent on the facilities being leased to the Clubs, and the Clubs registering with HM Revenue & Customs as Community Amateur Sports Clubs. The Chairman noted that this could be investigated further, although he expressed concern that if the Council conceded control over casual usage of the facilities this would not represent best value for the town.

Mr Huntsman enquired over the timescale for the alterations to the Pavilion. The Chairman noted that the availability of funds for the project would not be assured until the Council's annual estimates meeting on the 5th December and, therefore, the scheme may have to be delayed until next year. It was hoped that all refurbishment and alterations would be carried out at the same time to save expenses. The Clubs were reassured that work would not take place during the summer season.

Councillor Mrs Wheeldon left the meeting at 10.30 a.m.

The representatives of the Bowling and Tennis Clubs left the meeting at 10.35 a.m.

Committee members further discussed the proposals for the Pavilion in light of the feedback from the Clubs. It was argued that if the Clubs wished to use tables in the café area these would have to be booked in advance. The possibility of charging the Clubs for use of the partitioned area was discussed. A certain

number of hours could be negotiated at the start of the season with an agreement that any extra usage be paid for. It was agreed that the Clubs' usage be closely controlled by new agreements.

The fitting out of the kitchen was discussed and it was agreed that only worktops and cupboards be provided by the Council. It was designed solely to provide basic facilities and was not intended to be for food preparation. Councillor Pratt noted that the stores allocated for each Club's usage could be used to store any extra equipment belonging to them. The possibility of letting the kitchen area for use by those hiring the Pavilion was discussed. It was suggested that a waiver be incorporated into any user agreement and a deposit be charged to ensure that it is left in a clean state.

The Town Council's Operations Manager was instructed to attain an estimate for the roof repairs and the proposed alterations and refurbishment. The Operations Manager stated that the roof should have a lifespan of two years and the Chairman noted that this work could, if necessary, be deferred due to financial considerations. The revised Pavilion plans should provide the best working option, incorporating the changes agreed at this meeting, including the revised partition, kitchen area and disabled toilet. It was also agreed that a store for the Town Council be included in the kiosk area.

<p>ACTION: The Operations Manager to produce revised plans for the Pavilion and acquire estimates for the roof repairs, refurbishment and revised layout.</p>
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4) **Any Other Matters**

No matters were reported under this item.

5) **Date of Next Meeting**

It was agreed that the date of the next meeting be set at a later date.

The Meeting closed at 11.05 a.m.
