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Jack Crewe
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Website - [http:// poolebeachhuts.co.uk](http://poolebeachhuts.co.uk)

Notes of Annual General Meeting

Held on Wednesday 30th January 2019. 8pm Merley Community Hall

Committee Members Present. Bob Lister, Lyn Thomas, Val Arbon, Julie Snow, Yvonne Hartwell, Cheryl Atterton.

General Attendance. A total of 45 people were counted.

Apologies from Jack Crewe, Janet Coy. John Challinor.

Guest Speaker. Anthony Rogers, Borough of Poole Officer for Recreation and Community.

Bob Lister (BL), Chairman of PBHA, opened the meeting. Introductions were made of Committee members, including Anthony Rogers.

Chairmans` s Report

BL presented his report as follows,

Beach Hut Members started off the year 2018/2019 with another 10% increase again in our rents. Some 129 people handed back their keys, most because of cost! As of today`s date, most of these are still unallocated, despite BoP offering them to the waiting list. It takes considerable officer time to contact those on the top of the list. Sadly, people were planning on a 10+ year waiting period, but getting offered one in 3 years, when their location was flexible. Timing & cost was a reason for refusing in some cases. It seems that the uptake for 2nd Floor Huts is an issue, thoughts whether building more 2-storey huts is viable? BOP are looking to harmonise the offerings for an easier choice.

There were 72 Poole Beach Huts broken into over Christmas & January 12th, the temporary repair by BoP Staff & Contractors was carried out very quickly, followed by the replacement glazing.

PBHA continue to meet with BoP on many issues endeavouring to protect and enhance facilities.

Money is being spent this winter to improve the dilapidated Branksome Chine Toilets.

Sandbanks Blocks 4-6 will be starting refurbishment in February

BoP have provided some good links to the Beach Developments on <https://seafront.pooleprojects.net/>

Here you will see possible start dates for new huts etc.

PBHA are still working on your behalf to save Beach Road Car Park, requesting better signage, including an overflow sign at Branksome Chine making people aware of its close availability.

PBHA produced an updated PBHA Leaflet to promote to new members.

PBHA held an autumn meeting at St Aldhelms Branksome attended by some 80 people.

We had a very successful Social BBQ in June, many thanks to Yvonne Hartwell for arranging this

Our Newsletter Editor Julie Snow is in well ahead with the February Issue

We have added to our website, <https://poolebeachhuts.co.uk/> a section for Beach Hut swaps and subletting.

We are looking for a new Treasurer designate. Jack Crewe has decided this will be his last year as Treasurer.

Maintenance of huts. In the absence of clear instruction from BOP, BL outlined his understanding of annual maintenance as follows,

- Where padlocks are used a spare key should be given to the BH hut office. Padlocks are not to be used for UPVC doors.*
- BH hirers are responsible for the interior of their BH.*
- Don` t leave wet clothes in your huts.*
- Oil wooden door hinges*
- UPVC doors etc. Wash down with soapy water and use a silicone spray/furniture polish on hinges etc*

Formal AGM. Lyn Thomas, Vice Chair.

Lyn Thomas introduced himself and summarised the formal part of the meeting.

Annual Accounts. To simplify the process LT outlined the current financial position of the PBHA in the absence of Jack Crewe, Treasurer. Current position was that the PBHA held a balance of £3180. As a consequence no request was being made, other than to new members, for subscriptions in 2019. Any voluntary donations would be welcome. LT asked that the accounts be approved. These were proposed by Janet Gidding, and seconded by Sue Hearsom.

Changes to Constitution. No changes were planned or proposed to the current constitution (available on the website).

Election of Officers. LT outlined the current Officers of the PBHA.

Bob Lister Chairman

Lyn Thomas Vice Chair

Jack Crewe Treasurer

Val Arbon Secretary

Julie Snow Editor

Yvonne Hartwell Social

Janet Coy & Cheryl Atterton

Co-Opted -Yvette Bessant, Pam Corsie

These were approved and seconded as follows, Proposed by Tony Kellaway, seconded by Jeff Fenninan. LT advised those present of the decision by Jack Crewe, current Treasurer, to stand down from his position. LT sought the appointment of a new Treasurer. No appointment was made on the evening.

Guest Speaker. Anthony Rogers.

BL introduced AR to the meeting. AR outlined his role (BOP Officer for Leisure Centres, Parks and Seafront).

Main points covered by AR.

- Seafront Development (full details are on BOP website) 6.6.million investment. Much has been already undertaken. Further work to commence at Shore Road, Flaghead, Canford Cliffs, Branksome Chine (toilets). Branksome Dene.
- Cliff Slippage at Canford Cliffs. Cliff needs to be stabilised. Paper being taken to Cabinet on 5th February. Stabilisation work needed. Work would extend over a 12 month period. Significant expense. £3.1 million. Will require complete demolition of huts. New huts to be built in due course. 102 tenants affected. Current tenants will need to be re-housed but would be given first refusal of any newly built huts.
- Waiting Lists. People wanting specific huts `squews` the waiting list. The more flexible people are the greater chance they can easily acquire a beach hut. Current `handback` rate is around 10%, which is average. 1 to 2% of stock is always kept vacant for short term/holiday lets. Improvement will be made to the current process of allocating huts/waiting list.

Questions raised with AT. LT took questions from the floor and from pre-written slips.

Maintenance of Huts. Many huts in bad state of repair. Significant concern to those present. Many huts over 65 years old. Very little money spent on them over the years. BOP have poorly managed this important resource. Serious investment needed to justify the very high and increasing cost of renting a BH. One person commented rental of his BH was higher than his council tax!

AR Response = Budget of around £200,000 for maintenance and repair. Not sufficient, this was recognised, and Poole huts were now suffering from lack of investment in repair etc over many

years. Officers were now trying to address this but improvement would take time. Any specific maintenance issues should always be reported to the Beach Hut Management.

Merger of Poole and Bournemouth. Will Poole residents have access to huts within Bournemouth once the 2 authorities merge? *AR Response = Alignment of terms and conditions of huts across Bournemouth and Poole, Christchurch will be considered in the short term. Unsure if unrestricted access will be open to all residents across the conurbation.*

Branksome Dene Toilets/Canford Cliffs toilets. A number of concerns raised about the limited access at Branksome Dene (only one toilet open, and often closed in the winter months), the dual usage by both male and females, the poor cleanliness of the facility, and, most significantly, the open `pipe` which was a clear health and safety issue. Request for more ladies cubicles at CC. *Response = AR noted the concerns raised. He was unsure of reasons for closures at Branksome Dene, and the `open pipe`, but would investigate. However, AR was able to confirm that Branksome Dene toilets were `on the radar` and would be a major consideration. Canford Cliffs toilets would be completely refurbished in 2019.*

Break-ins. Number of concerns raised re. recent spate of break-ins. Would lighting along the promenade help? *AR Response = Action taken = Increased police and warden patrols. CCTV was already a feature but largely focussed on the beach, not the huts. New lighting would be a multi million pound expense, and not always effective,. Seafront lighting was in place at Bournemouth and this hadn` t prevented the recent breakins. In addition, AR reported that power supply was a big consideration at Poole (not enough power currently). BL commented that Solar lighting could be a serious response for limited cost, and worth consideration.*

One PBHA member commented that lack of lighting was not without its benefits (star gazing etc)

Commercial Dog Walkers. Were there any restrictions/by laws against this? *AR Response = AR was unsure and would investigate.*

Speeding Cyclists. This was a concern to many. Would there be any action taken, such as improved signage, rubble strips demarcating pedestrian areas, sleeping policeman etc *AR Response. Appreciated the problem and would raise this further with Seafront management.*

Parking Cost at Sandbanks. Has increased significantly, particularly after 6pm, when toilets closed etc. Can this be justified? *Response = AR duly noted the concern. It was mentioned that purchasing an annual car park ticket made parking significantly more cheaper/better value.*

BL thanked AR for his time and contribution. BL closed the meeting.

Meeting closed at 9.45pm.

