

**Poole Beach Huts Association Annual General Meeting
East Dorset Lawn Tennis Club
4th March 2025**



Minutes

Chairman Bob Lister welcomed members and guests - Cllr Richard Herrett (RH) portfolio holder for Destination, Leisure & Commercial Operations Manager, Andy Wood (AW) Seafront Operations Manager and Jacqueline Wood (JW) Seafront Visitor Services Manager.

The formal AGM was led by treasurer, Tony Mullins. He presented accounts for 2024 which showed a loss of £218. Last summer's BBQ resulted in a small profit which supported the accounts. Falling membership subscriptions are impacting the association's financial viability. Members who had not paid their fees were reminded to do so and members were urged to recruit other tenants to join PBHA. Final balance £2845.

Committee roles were appointed for the ensuing year and a list appears after the minutes. A request for the vacant post of minute secretary and social secretary, due to the resignation of Lizzie Manetta.

AGM business was concluded.

Each guest introduced themselves and briefly explained their career backgrounds and current roles. RH has a background in hospitality including working for the National Trust at Knoll Beach. He has held his portfolio role since the local elections in 2023.

AW was formerly a catering manager for BCP but has previously held commercial roles in the private sector. His responsibility extends from Friars Cliff to Sandbanks and beyond to Hamworthy.

JW explained there has been a restructuring in the seafront team which resulted in two new positions being created from the former Head of Seafront role. She is now responsible for the Tourist Information Centre at Pier Approach in addition to overall responsibility for all the BCP beach hut stock including the lodges at Boscombe beach.

Chairman's report

BL presented his report and explained that this year's rent increase of 5% was set in a five year plan devised by the previous administration. He felt that waiting list applicants need to be aware of the current rent structure as time is wasted offering vacant huts to those unwilling to pay the high rates. He reiterated tenants' opinions that more of the revenue generated from beach hut annual rents should be ring fenced to ensure that huts and toilets are properly maintained and presented to a good standard. More time and attention is needed for sand clearance on the promenade and car parks. We have repeatedly asked for more rangers to be present during summer months.

Bob thanked all committee members and reported that due to the resignation of Lizzie Manetta as social secretary we have a vacancy for that role and if it remains unfilled the annual summer BBQ could be in jeopardy.

Bob referred to the terms and conditions for annual beach hut lettings which appear on the BCP website and are required to be signed by each new tenant. He suggested that a simple 'rules' sheet for tenants would be useful to help prevent overcrowding and act as a reminder of the basic requirements and assist rangers when needing to challenge tenants whose behaviour contravenes the rules.

JW responded ...Ts & Cs are just a framework for tenants. If issues arise BCP need to be made aware of specifics so they can contact leaseholders and if necessary terminate the lease.

Questions/topics from the floor followed:

Q. Changes to short term letting is likely to create problems for tenants at Sandbanks Pavilion.

A. JW as stated above, issues causing problems to tenants must be reported and will be addressed. Day hire will only be available from selected areas eg between the piers in Bournemouth where more rangers are present.

Q. Toilets adjacent Branksome Dene Community Room totally inadequate and unpleasant for function guests. Suggestion of temporary hire facilities required when bookings made.

A. JW noted and agreed.

Q. Electric BBQ units uncovered and sand filled during winter

A. AW four have been replaced, well used in main season and cleaned daily by beach staff

Q. Drinking fountains in insanitary state

A. AW agreed - not ideal need replacing

Q. Excessive sand on the promenade

A. AW two consecutive major storms over winter created real problems. BCP now has four tractor drivers. Levels of sand on the beach are mainly to prevent coastal erosion.

Toilets

A range of issues raised regarding maintenance, equipment etc.

Q. Persistent cleaning issues at Sandbanks

A. AW two vans cover the seafront from 7am to late evening. One from central area (Bmth) to Friars Cliff and one from central area to Sandbanks. Should be cleaned in the evening ready for each morning.

Q. Wallgate units at Shore Road all out of order, only one hand gel available.

A. AW constant problems - many wall mounted hand washing units being replaced in older toilet blocks - Canford Cliffs prioritised after review.

B. Hygiene issues at mens' toilets at Branksome Chine reported.

Parking issues

Disabled bays at Branksome Chine still constantly covered by sand making them indistinguishable from normal bays.

Other matters

Cllr Herrett reported that budgetary restraints continue to be an issue. Negotiations with government ongoing regarding the high cost of SEND in BCP putting continual pressure on other services. Council tax rise likely to be 4.99% some other authorities much higher while cutting discretionary services.

Andy Wood reported that all beach offices will be manned this year and he commented that rangers can do a better job with more people on the ground. Jacqueline Wood reported that 91 tenancies were relinquished by 1st March.

BL thanked all guests for their contribution to the AGM and members for attending and declared the meeting closed. 19 members attended the AGM.

Committee members elected for 2025

Chairman: Bob Lister

Vice Chair: Janet Coy

Treasurer: Tony Mullins

Secretary: Vacant

Newsletter Editor: Julie Snow

Social Secretary: Vacant

Ordinary members: Yvonne Hartwell, Chris Harris

5.3.25

JMS