

MEETING of BCOS TRUSTEES

Blaxhall Village Hall Saturday May 18th 2019 4pm

Present: Rosy Thornton - Trustee
Mark Oakley - Trustee and Parish Councillor
Andrew Derrick - chair
Eve Rossor- secretary
Rodney West - Trustee
Karen Baker - Parish Councillor
Graham Bowles - Parish Councillor
Naomi Bowles

Andrew explained that the meeting had been convened to discuss the offer of the land at Shepherds Cottage in more detail. He welcomed the presence of the parish councillors and Naomi.

The land offer had been discussed at the Trust's AGM, and attendees all supportive of the gift. The land had been offered to the Trust as it fitted in with the principles of the Trust, but if the implications were too great for the Trust, then we should look at alternatives. At the AGM how the land should be used was discussed. The desire for a light touch approach, keeping it for wildlife and a wild space was clearly stated.

However, the process of the donation had not been discussed.

Issues needing addressing were:

Legal process and fees. Vesting of the title.

Insurance - public liability

Asbestos

Relationship with the Great Common and the role of the Parish Council

Natural England's potential interest in this unusual site

Management of the site

Vesting of Title:

Discussion on whether this is to the Trust or would it be better with the PC.

If BCOS - Charity Commission provide a 'Custodian Trustee', holding the land for the Trust

Ensure clause that 'land kept in perpetuity for Blaxhall'

Manage amicably with the PC

If the PC - trust manage as do not want a financial burden or dilute the funding by Natural England for the Great Common

Agreed - Title to BCOS with Public Custodian holding the land.

If the Trust is wound up, the land will revert to the Parish Council

Any transaction must be future-proofed

ACTION

Mark and Rosy to identify a solicitor with expertise in Charity transfers, and draft an outline of what is required for this. Two quotes to be obtained

Eve to contact Ray Herring about funding from the Locality fund to cover the legal costs

Eve to organise an asbestos survey

AOB

Burnt out car in the pit. SWT got it out, but considerable mess left in the pit. Graham suggested a working party to clear it- all agreed that this would be supported. ACTION - Graham to suggest a date and provide a trailer for the rubbish
There is a potential gap in the earthworks by the triangle near the pit, which has been exploited by quads and motorbikes. ACTION- Eve to contact the Tunstall Forestry lead to see whether they or we can seal this off.

Allotments - Mr Pugh has asked for Mark's allotment to be vacated (an application to build a house there 7 years ago was turned down by Planning)

Date of next meeting- to be arranged