

## Minutes of 5th Dartford Scout Group, executive Committee held at scout Hall- 7.30 pm 31/8/22.

Attendees: Russ Ketley (chair), Paul Boreham (GSL), Karen Hannah (Treasurer).  
Del Hurd, Jim and Maggie Lilleycrop, Tim Roscoe, Chris Roscoe.

Apologies received from: Kevin Wells, Jason & Kay O'Brien

Meeting commenced 7.30pm

- 1) Chair welcome members, and thank everyone involved and who attended a very enjoyable and successful Summer Camp at Thriftwood. Paul and Del gave a brief review of the camp and its activities.
  - a) The committee agreed to the purchase of more hammocks and ice-blocks for future camps.
- 2) The chair then updated the committee on the meeting he Paul and Karen had had last week with Skillcrown- the developers hoping to build a travel lodge and apartments on the old Bates site, and who wanted to discuss the possibility of the 5th combining the new hall construction with their proposed development. It was the chairs opinion that no clear or concrete proposal came from the meeting as there were lots of issues that needed clarifying and resolving, such as exactly how the scout hall would be incorporated into the apartment complex, vehicular access , land ownership, the impact on scout activities of the construction, etc also that the developers would not say whether they had purchased the Bates site, only that they had a "contract "on it. The upshot being they went away telling us that it was feasible for them to build within the complex a hall of a similar area to what we have now, but they needed to discuss this further with architects. They did state that if the project was agreed now, (which it obviously isn't) it would take 6 months to obtain planning permission, then all the work to be tendered for. (Skillcrown or Epico managed the construction using sub contracted labour) so we are probably looking at work starting NEXT November and lasting about 3 years.
- 3) We have also found that although the land was legitimately purchased for the 5th in 1922 and put in to a property trust for the trustee to manage with alignment to the Scout Group executive council, the land is currently unregistered due to property registration only came in to effect in 1956. There is a process called " voluntary first registration" which the chair will look into after seeking guidance from DBC.
- 4) It is also believed that the previous chair and committee began a process of establishing trusteeship of the property Paul agreed to follow this up, he has also requested 2 local estate agents to value our site for use in future negotiations. It was also agreed that although certain costs may be incurred in the trustee/ land registry, it would be better in the long run for the group to legally own the land, and the current position re Trustees etc to be clarified.
- 5) We recently received a planning notice from our neighbours the other side from Bates-cliffside Court to the effect that they are seeking to add some more flats to the rear of the existing block. On initial viewing this didn't appear to adversely affect us, so it didn't seem a problem. Subsequently Tim Roscoe then pointed out that on closer scrutiny this planned expansion included extending the existing drive way from west hill, round to the rear of the block, the committee could not see how this could be done without encroaching into

5th "airspace", as it would have to extend out further than our cliff face near the main entrance. Tim showed the committee the planning document on his laptop, there was also a section following on inviting comments, so Tim agreed to initially use this to seek clarification.

- 6) Karen then gave an update on the finances, telling us that the new CAF account is up and running, but we are still keeping one Nat West account open for cash deposits, emergencies etc. The 2021/22 accounts are nearly complete and once approved at the AGM can be uploaded to the charity commission by the chair.
- 7) Karen explained that the CAF account is cashless, and leaders can use pre-loaded debit cards with their budgets on to make purchases directly from the CAF account which automatically produces the necessary audit trail.
- 8) It was confirmed to the Exec that the property Trust document has been registered with the Charity Commission, whilst we are governed by the Scout Association Royal Charter. With a vote agreeing the change.
- 9) Paul stated that he and Earley Troop were about to start using the new system and agreed to road test it for us.
- 10) Paul is also sending out OSM/GoCardless/CAF Accounting draft proposal to all section leaders for their review and to feedback by the 15th September.
- 11) Due to availability issues, it was agreed to have a low-key AGM this year on the 1st of October following on from the shooting qualification, with a possible kids v adults fun competition after the meeting.
- 12) Paul reiterated the need for new recruits both from the local youth and adult help/leaders too and suggested a leaflet campaign targeting especially the new housing in the area and local school, finance was agreed to fund this.
- 13) The birthday parade is set for 4th December, more details to follow, the possibility of the laser quest at white oak Swanley to be looked in to.
- 14) The Xmas leaders get together was also discussed, with a suggested venue being the Rose in Overy Street- suggested dates being either the 3rd or 10th of December.

There being no other business the meeting was closed at 9.20pm.