

MALBOROUGH VILLAGE HALL & PLAYING FIELDS ASSOCIATION

**Minutes of the Management Committee Meeting
Held at Malborough Village Hall at 7.30pm
on Wednesday 8th September 2021**

Present:

Andy Morgan Chairman (AM); Tim Chandler - Secretary (TC);
John Jevans - Sports (JJ); Val Jevans - Bookings (VJ);
Sally Harvey (SH);
Jonathan Towne (JT);
John Butler (JB) representing Malborough Bonfire Night committee
Ann Kendall (AK) representing Malborough Parish Council;
Jill Clarke (JC) representing MADS;

1.Apologies:

Tony Lyle (TL);
Kevin Broom representing KM (KB);
John Mahood - Treasurer (JM);

2.The Minutes of the last Meeting.

The Minutes of the meeting of 14th July 2021 were approved by the Committee, and signed by the Chairman.

Proposed : VJ; Seconded JJ

3. Matters Arising: None

ACTION

4. Bonfire night – 6th November 2021

John Butler, who will chair the Malborough Village Bonfire Night Committee 2021, assisted by his daughter Hannah, confirmed that a risk assessment had been carried out, also an event plan with dates. Copies of relevant documents were passed to the secretary. AM confirmed that the fireworks have been ordered and that so far the suppliers have not indicated any undue delay. Arrangements were made for the safe storage of the money overnight, and the count will take place on 7 November. Nigel will arrange the floats for the various stalls et cetera. It was agreed that Saturday 6th November is the preferred date, in the event of a need to postpone, the fall back date will be 12 November. The hi viz jackets have yet to be found, and TC agreed to liaise with GA to notify the Air Imbulance. The Chairman requested a statement showing final results from the 2019 event. John Butler left the meeting.

5. Reports

a. Chairman: AM reported that he had replaced the lights in the ladies' loo and in the porch, which had failed. Wi-Fi is now in operation in the Hall and Annexe. Work remains to be done on the CCTV on the pavilion to link it to Madge and Dave, to provide a Wi-Fi bridge to the monitor in the Hall. He will be installing more lights in the pavilion before bonfire night including the outdoor floodlight.

AM expressed concern at the continued erosion of the playing field area by the grass verges, and reminded the committee that the tender for this work will go out in February 2022. The contents of TL's email of 8th September, which had not been received by all members in time for the meeting, were noted.

AM

b. Treasurer: in the absence of the treasurer TC provided each member of the committee present with a copy of the accounts, a further copy of which is attached to the file copy of these minutes.

c. Secretary:

TC reported that we had been reminded by Devon Communities Together that our annual fee of £50 was due. It was agreed unanimously that this should be paid.

JM

Kingsbridge and Salcombe Chamber of Trade have been approached to enquire as to the current status of the Chamber, membership renewal et cetera; no response has been received.

A Remembrance Day wreath has been ordered from Tony Axtell of the Royal British Legion, Salcombe, TC to discuss future contact details with GA.

TC

GA has submitted a further application for a grant from the Postcode Lottery Trust, with a reply due in October

Two picnic tables have been donated by the Old Inn, Malborough, and these have been placed in the play area pending final secure placement. TC has written a letter of appreciation to the Old Inn.

TC/JJ

d. Sports: Salcombe Town Football Club will commence their season on 18 September. KM season has started, all well.

e. Bookings: unfortunately, the 2022 June wedding reception has been cancelled, but we have another reception booked now, in September 2022. The Flower Club held their first meeting since 2019, and I'm pleased to say that they now wish to continue with their monthly meetings. The new Yoga classes have started and another Pilates class starts next Tuesday. Redfern Health Centre have booked two sessions for 'flu vaccines, but may have to change the dates as there is a supply shortage. U3A have booked the Hall and Annexe on 1 October for their "Meet and Greet" day. MAD have a fundraising evening booked for Saturday, 30 October, and the Hope Cove lifeboat quiz is on Saturday, 13 November.

f. Wood report: none

6. Projects

a. The new Hall windows have been fitted, and the invoice paid. The new kitchen window will be fitted for the winter at no extra charge.

b. Hedge cutting: the contractor has been instructed by SWW

c. Car park repairs : TC has been in touch with Graham Hutton, Director for Developments at Baker Estates – no further developments, TC will pursue

TC

d. Gang mower shelter - no further progress

e. Bonfire Night: see above

f. Autumn Fete, September 4, 2021: as has been reported separately, the Autumn Fete was a great success, with net takings in excess of £2,500. The chairman expressed his sincere thanks to Gail and Geoff Allen for their amazing contribution to the success of this event, and everyone else who helped to put up and dismantle the stalls, tables et cetera. Special mention was made of the raffle which raised more than £1,100. AM mentioned that his expenses on the day was £73.64, not £47.60 as shown, and he will contact GA with regard to this balance due.

g. Car park extension: no further developments, but the general feeling of the members of the committee present was that we should endeavour to accelerate towards the implementation of this project, particularly in view of the extreme demand upon our car parking facilities as exemplified during the holiday period this summer.

h. Drains and edges: TL has cleared the drain on the north side of the hall between the access door and the door into the Annexe.

8. Proposed new project

As reported in the minutes of the committee meeting of 14 July 2021, TC had agreed to investigate the possibility of installing rapid electric vehicle chargers within the grounds of the Village Hall. He has investigated further on this matter, and presented to the committee a written draft outline report with proposals, a copy of which is attached to these minutes. He now awaits confirmation from a contractor that the electrical supply into Malborough would be sufficient to support such an installation. The viability of installing rapid supply would hinge upon a positive outcome.

TC

9. Any other business:

it was generally agreed that the encroachment of weeds in many areas of the grounds requires urgent attention. In particular concern was expressed regarding the surrounds to the “public” car park and how, in some places weeds had started to lift the tarmac.

The matter will be addressed in more detail at the next meeting of the committee; it is possible that a subcommittee will be set up to examine and report back in detail on the condition of the grounds, and areas which require particular and unusual rectification to avoid further deterioration.

10. Date of next meeting:

Wednesday, 13^h October 2021 at 7.30pm in the Annexe.

11. The meeting closed at

OUTLINE DRAFT PROPOSAL

2020 saw the biggest annual increase of electrical vehicle registrations in the UK, 175,000 to end April 2021 and this is projected to continue to grow year-on-year. It has become apparent that many of the visitors to this part of Devon already own electric vehicles, and with the exception of Tesla, the nearest rapid charging point for them is currently in Totnes. The installation of, initially 2 charging points in Malborough would be of great benefit to our local residents as they become more and more committed to electric vehicles, and of course also to our visitors.

The government's ambition is for an electrified future, and the following proposal would, if accepted, be a step forward for this area towards this goal.

1. It is proposed that the Malborough Village Hall and Playing Field Association committee should give urgent consideration to the installation of electrical vehicle rapid charging points at a suitable site within the grounds to provide a charging service for local residents and visitors, and generate further income for the Association.
2. The project shall
 - a. be shown to be of real benefit to the Association and to local residents both now and in the foreseeable future
 - b. expose the Association to minimal financial or legal risk
 - c. involve the Association in minimum outlay
 - d. generate a reasonable and reliable income for the Association
 - e. involve the Association in minimum administrative and management work
 - f. shall be open to reasonable amendments or relocation in the future

3. Options available:

There are two distinct ways in which EV charging points can be obtained and installed:

Option a: by the purchase, installation, maintenance, management and charging structure and management by the Association

Option b: entering into a contract with an established and reputable EV charging provider

4. Advantages:

Option a: the installation, management and all ongoing factors are under the control of the Association's committee, without any reference required to any outside body

Option b: the selected contractor undertakes all work required with regard to planning permission, electrical supply, installation of charging points and their maintenance, and future billing of customers, and payments to MVH.

5. Disadvantages:

Option a: the Association would be responsible for the entire management of the project including raising the necessary capital for the project, estimated at about £20,000 for 2 charging points, obtaining planning permission, arranging connection to the grid, purchasing and installing the charging points, managing and maintaining the charging points and billing the customers. Under this option, the Association would have a significant amount of capital tied up in the project, with no guarantee of any future income sufficient to support this capital outlay.

Option b: the Association would be passing total control of the installation to an outside company

This proposal recommends that option b. would be the most advantageous to the Association, and the following details are provided based upon that recommendation.

Several companies have been examined, most of which are linked in some way to major petroleum or filling station operators, or major retail and catering outlets, and that is where they have chosen to install their charging units.

The company which comes out as highly regarded as an independent supplier, is **Instavolt**,

This company enters into long-term leases with landowners to install rapid charging equipment on their land. Instavolt pays the site landowner an annual rent for the duration of the lease.

The charging stations have an independent DNO connection which mitigates the risk of any interruption to existing on-site supply

They take responsibility for all development and build costs including all necessary planning consents and the DNO connection; they supply all hardware, carry out all installation works, ongoing maintenance and ongoing operating costs and customer billing.

Contracts may be entered into to provide a guaranteed rental income for up to 25 years.

Instavolt match the charging technology that they deploy to the average dwell time on the site, to maximise the customers' experience on site. Any driver who over stays the calculated dwell time is penalised financially.

Instavolt already have 650 rapid charging stations, energised or in construction.

Their offer would be 100% fully funded by them, meaning no upfront or ongoing costs to the Association.

Their record is industry-leading, with 99.7% availability, as all maintenance is delivered by their own in-house team of service engineers, 24 hours a day.

The units are 100% powered by renewable energy.

Customers simply use contactless payment methods or the optional Instavolt app so no cash is involved in the transaction with associated security advantages.

Unlike several other similar companies, their pricing appears transparent, removes the need for drivers to register for an account, and currently charge 40p per kilowatt hour. (Kwh)

The network is monitored in real-time by a team of analysts and any fault or issue is recorded, and diagnosed in real time and a team of service engineers dispatched to bring the charger back on stream. The team also regularly conducts performance maintenance schedules and cleans the chargers and tidying the base.

There is a toll-free number linked 24/7 through the AA so help is on hand for any driver, whatever the time of day

The EV charging units are capable of charging multiple brands of electrical vehicle and for this they have been rated as the best charging network by the Zap-Map.com survey for 2018, 2019 and 2020.

They are the recommended charge point operator by Auto Express Magazine as of April 2020;

They are the best Charge Point Provider and Best e-Van charge point as rated by Business Motoring and Business Van Awards 2021

Commercial offer for the Official Custodian for Charities

Following outline discussions with Instavolt, and with no commitment on either side at this stage, the following offer has been received: –

Two chargers to be installed at Malborough, subject to available space, due diligence and available power*

£500 annual rent per charger, RPI linked, or 5% net profit (whichever is the greater)

In summary:

15-year lease, subject to leaseholder/freeholder agreements

A fully funded installation; comprehensive maintenance and support; and all future expansion and upgrades funded by Instavolt

Instavolt pays up to £1,000 plus VAT towards legal fees in respect of agreeing the lease documentation

Up to 2 chargers would be installed from day one and as utilisation grows Instavolt may apply to the Association to install additional chargers under no cost to the Association, expanding their presence and serving demand

In summary, Instavolt offers

- a fully funded solution providing security for the term of the lease
- guaranteed rental income for MVH from day one of the installation (RPI linked)
- full maintenance cover provided by their own team of service engineers
- acknowledged best in class reliability with a simple driver experience
- drivers can enjoy contactless payment with no need to register for an account

Reservations:

Any such installation will require a separately metered DNO metered electricity supply; Instavolt, under no commitment, have been authorised to approach DNO to confirm available supply

Any such contract will involve the Association in offering a lease of a suitable area within the grounds for Instavolt to install their chargers. The legal ability of the Association to enter in such a contract has yet to be confirmed, but agreement with regard to the gas regulator station seems similar.

Although not yet discussed, the question of signage will no doubt be of importance and the sensitivities of local residents would have to be taken into account.

It is possible, if such an installation were successful, that it may result in an increase in traffic in the village as drivers of electrical vehicles come to Malborough for their fast charging supply.

However, it is undeniable that the use of electric vehicles is growing rapidly and that such an installation would provide the Association with a useful additional income at no risk and with no additional work.

Tim Chandler
Hon. Sec.
24.8.2021

