

Minutes of Jubilee Field Working Group
Held Tuesday March 4, 2025, 1st Floor Village Community Centre
At 7.30pm.

- 1. Present:** Cllr. Sharp (AS) Chairman, Cllr. Alesi (MA), Cllr. Arger (MAA), Chris Rhodes (CR), Cllr. Hotson (EH), Nicola Stonebridge SMFC, Paul Bowden-Brown (PB-B), Lee Seal (LS), Cllr. McLaughlin (BM)
- 2. Apologies:** Cllr. Riordan.
- 3. Minutes of previous meeting:** agreed.
- 4. Matters Arising:**
 - Boiler - AS reported hot water now working. Dean looking at how long it takes for hot water to come on for the showers and adjust the timer accordingly. NS reported only one tank working. AS clarified, this was deliberate because elements fitted are not correct and to reduce the risk of fuse blowing and causing damage, only one tank working. This means hot water will take longer which is why Dean monitoring the situation. Once Ormandy return to rectify the matter at their expense then both tanks will be working. Waiting for them to give date for return. NS advised water taking as long to heat as previously. (4-5hrs) Please note ladder to roof area needs to be vertical for safe usage.
 - Ventilation/Extractor system – Funding agreed at full council January 27. Ventilation and electrician to assess work required £660 + vat. No further update available. AS to pursue.
 - Bollard – Funding agreed at full council January 27. Discussion as to whether a bollard would be sufficient to prevent excursion onto the pitches. NS reported the previous pitch damage had been a mother allowed child to use motorcycle on pitch. CR suggested a gate frame/allowing the hedge to grow and fill in more of the gap. Following discussion agreed to review in 6 months.
 - Cleaning machine – Funding agreed at full council January 27. AS will deliver to pavilion tomorrow. Code number for padlock at the agreed PC storage locker not known to AS.
 - Old Container – seek to remove as scrap when weather better and ground firmer. Current storage container will then be moved to the same site.
 - Cracked tile in Changing Room 1 bottom right of the shower. AS confirmed gap filled in and review tiling out of season.
- 3. Budget:**
 - Boiler/ventilation and corrosion are still outstanding. AS to pursue Chris Price 07799419743 as says he has not been contacted by the office regarding corrosion. Budget underspend at present.
- 4. Maintenance:**
 - Mower repaired. £1267.56 including vat. AS to have conversation with Dean regarding maintenance and general care to prevent incident reoccurring.
 - Spike, roll and reline to be done before this weekend and AS will liaise with Dean. LS reported junior pitches 9x9 and 11x11 needing to be done. 7x7 (mini) needs more work to be carried out as in greater need. There are 2 rollers, and one has spikes to aerate the ground.

- Drainage – NS reported north end of ground still an ongoing issue and area in middle of main pitch has dropped. P B-B advised club high up the league list, along with Tunbridge Wells, with games cancelled, due to the ground not being playable. Situation also not helping the club in attracting players when games cannot be guaranteed. P B-B advised drainage an ongoing issue. Work needs to be carried out to investigate the cause and resolve the issue. P B-B arranging a survey for the HoT and arranging for scan of the main pitch. Centre area is where drain has possibly collapsed, and work would need to be done within the closed season. NS confirmed there would be no games from May 12 to end of June/beginning of July, allowing for any works to be done and completed before the start of the new season. No friendlies played at home. AS reiterated the ditches creating issue at the north end are the responsibility of neighbours. P B-B raised question regarding the 3G and the effect it would have on the rest of the site in relation to drainage. EH advised a lot of work had been done to mitigate the problem. P B-B will pass on survey information to AS. EH advised 3 quotes would be required under PC rules and SPC would be responsible for the work to be carried out.

5. Groundsman: see above. AS to discuss with Dean.

6. Bookings:

- LS - Presentation Day May 18 will depend on state of 3G installation.
- NS – March 22 non-League Day. National Day. April 5 home game v Clapton Community FC. Event at GG Centre April 28, same time as semi-final play-off. Parking will be an issue. Play off final May 3 if club gets through.
- NS – Development Team (last years under 18 team) have reached the final of the Presidents Cup which will be played at the Gallagher's Stadium, Maidstone.
- CR - GG have event February 22 for Thinking Day. Event Bank Holiday May 25/27.

7. Girl Guides:

- Deed of Variation of the Lease and Annual Licence Deed still awaited. EH has spoken with RG and letter of complaint has gone to PC solicitors. CR confirmed solicitors have finally contacted GG solicitors. All agreed the delay was unsatisfactory.
- CR raised with the 3G delay the soakaway in front of the KLC has silted up and needs clearing asap. Issue causing building damage. Agenda item for next meeting.

8. SMYFC CIC:

- LS – raised reimbursement of fees £1404 costs to play elsewhere because ground not playable. Have spent £1811.85. LS to do letter to SPC regarding refund. 15 teams using pitches and need for planned alternatives. EH raised how that number will be fitted onto the 3G and grass pitch. LS accepted there would always be a need to look elsewhere to meet their requirements. LS stated club always wanted to be welcoming as well as successful. Looking to 2 main teams plus girls' team. NS/LS advised FA bringing in 3 aside teams. Won't move to 11 aside football until under 14.
- LS reported a recent committee meeting to discuss the draft pitch and hire agreement the question was asked if SPC would consider “pay as you go” which is what happens with MBC. Facilities elsewhere are not always suitable. eg. no toilets. AS to discuss PAYO with LS and present refund request to SPC March 31. Ground Hire Agreement going forward.
- 3G – no news from MBC.

9. SMFC CIC:

- Ground Hire Agreement – NS has not received any feedback from the office to her letter though Cllrs. had received an email dated February 27.
- Amendments:
 - Point 4 – change overarching title to Staplehurst Monarchs Football Club rather than itemise the teams especially as titles might vary season to season and would also include the Junior teams as all part of one organisation.
 - Point 22 – Pitches – add unless a game is taking place i.e. 2 hours before a match, during a match and 2 hours after a match. Already in place.
 - Point 25 – add – would be responsible for the cost of using the floodlights.
 - Point 40 – amend ‘selling of alcohol on match days for Staplehurst Monarchs Football Club.

Main gates not to be locked open as they are now. Gates are left unlocked by the turnstile and east side. South side large main access gates – it is not recommended by Cllrs. to have these large gates visibly open as it could result in damage to the main pitch which could incur expense. Motor bike and pony and trap damage has occurred on the junior pitch and in front of the Guide centre.

P-B-B and NS raised whether there was any change in Annual Ground Hire Fee of £8302.50 per year. AS confirmed, none. NS believes the senior club are paying for the floodlights 3 times. NS quoted from E, F&S meeting December 2022 stating the club what the club were to pay x plus £50 per month for floodlights. NS said then an additional £50 was added towards the electricity bill plus paying the meter reading for the floodlights. AS stated, the original figure had included the extra but that was not the case now. NS viewed the minutes as clearly stating the variation in charges. P B-B accepted the explanation from RG that a single figure had been agreed without any extra sums added other than the refreshment table which would only be in place until the club house built. NS reiterated E, F&S minutes with the extra costs. Following discussion, the club would accept paying for the floodlights and the temporary bar. NS wants £600 taken of the £7500 and the fee would then be £6,900 plus 2.7% increase. AS said request could go into a report to full council March 31. P B-B raised that agreement must be signed by April 1. NS again reiterated loss of income and loss of reputation which was supported by P B-B. As previously discussed at full council and refund refused 5 Cllrs need to request this matter be returned to full council otherwise will have to wait 6 months. EH requested the need to see the accounts to highlight financial situation. P B-B advised finances are dire and CIC are not for profit organisations. If the club put the costs of pitch maintenance and shortfalls that loss would be over £10k. NS said they have played 2 games at home and spent over £2k in rent. Sponsorship an issue as games not being played at home and their main sponsor had quit. The delay in the 3G getting approval from MBC was affecting the clubs FF grant and support from brewery because signing HoT and giving the Club 10 years security has been put back.

NS/AS confirmed GHA pitch maintenance would come back to SPC for recreational standard and the club would pay as previously for any extra work as they required. AS to send email sent to Cllrs. to NS regarding HoT. NS also raised what fee would be expected if only 1 team was playing at JF. Answer not known but thought would stay the same as not charging per team per game.

AS felt discussion bringing all parties closed together. EH raised if the club was doing any fund raising and NS confirmed some had been done and the sum of £17k raised.

AS proposed another meeting Thursday March 20, 2025, to clarify/update before the March 31 full council meeting.

Football Foundation are requesting LUX certificate for the flood lights and NS asked if SPC would contribute to the cost involved. Following discussion everyone assumed this was a club matter only but to check with office.

10. Pavilion Weekly Risk Assessment:

- Parish caretaker carrying out weekly checks. AS to check if anything outstanding.

11. Action Plan:

- Noted.

12. AOB:

- AS advised power outage March 6 at JF from 1pm and back on between 3.30/4.30pm.
- VE Day May 8 – AS asked if CIC wanted a presence to raise their profile amongst the non-football members of the community.
- EH sort clarification on the previous monitoring officer matter. P B-B advised no action taken at this time.
- NS stated the wish to reach a good working relationship with SPC. EH clarified the amount of work being generated by JFWG and 3G in the office and by councillors. Club would love to play at the ground. The success of the club should be publicised.
- Agreed the seniors/juniors would provide a report for each meeting.

Date of next meeting: Thursday, March 20, 2025, at the Village Community Centre to purely discuss the GHA.

Meeting closed 21.45.

Margaret Arger.

Report from Nicola Stonebridge:

Despite a difficult winter, the Senior Section still has some notable successes. Our women's team will be taking part in a Kent FA invitational tournament for International Women's Day at Cobdown this weekend; and our Men's Sunday team have reached the final of the President's cup in their first season. Most of the players are former Monarchs Youth teamers, with a few 'experienced' Staplehurst boys. They will play the final at the Gallagher Stadium, home of Maidstone Utd, on April 11. They have a chance of a second trophy, with the Invitational Cup quarter final this Sunday.

We are incredibly proud of our club and what it is achieving.

NS – March 5, 2025.