



Bishopstoke Parish Council

To find out how to attend or have a statement read out
Email: clerk@bishopstokepc.org; Call: 07368 487464;
Or visit www.bishopstokepc.org

**Members of the Assets Committee are summoned to attend a meeting on
Tuesday 28th May at 7:30pm at Bishopstoke Methodist Church, Sedgwick Road.
This meeting is open to the public.**

AGENDA

PUBLIC SESSION – Residents are invited to give their views and question the parish council on issues on this agenda, or raise issues for future consideration at the discretion of the chair. Members of the public may not take part in the meeting itself.

1. Election of Chair
2. Election of Vice Chair
3. Apologies for Absence
4. Declarations of Interest and Requests for Dispensations
5. To receive updates on the following:
 - Asset transfers
 - Memorial Hall project
 - War Memorial
6. To agree the timetable for the Play Area Strategy to be created
7. To consider a request from residents adjacent to Sayers Road play area
8. To receive the Clerk's report, including all areas delegated to the Committee
9. Date, time, place and agenda items for next meeting

D L Wheal
Clerk to Bishopstoke Parish Council
22nd May 20243

Assets – 28th May 2024

Item 5 – Updates

Asset Transfers

No further news since the last meeting, meaning that the state of asset transfers is as follows:

Sewall Drive (Allotments, Cemetery Extension, Open Space) – Eastleigh Borough Council are satisfied that the land passes the various tests necessary to be accepted by them and that sufficient time has passed that the usual twelve month maintenance period is not necessary. The Borough Council have committed to installing standpipes at the allotments and two further pipes at the Cemetery extension. There is a potential decision for Bishopstoke Parish Council regarding the surface of paths at the allotments which were intended to be compacted hoggin but instead are a cheaper compacted gravel which may well spread stones and cause difficulties for wheelbarrows or wheelchairs.

The remaining item for the Borough Council to agree with the developer is the provision of a shed on each plot. The Borough is suggesting that rather than providing a shed on each plot, the developer provide a pot of money which the Borough (and then Parish) could use to provide sheds to those that want them.

It is still the intention to use part of the allotment building there as a temporary office when the site is handed over. The Borough have agreed to help with converting one of the rooms in that building to office use. There may be a need for insulation and additional power sockets. Wifi / broadband will be required and there are some essential works to be done to make the building properly accessible to all. This transfer is described as “very soon” by Borough Council officers.

Bow Lake Gardens (Allotments, Community Orchard, Open Space, Woodland, Play Area) – The Borough Council are still working through some areas that the developer needs to finish with regard to drainage, despite the fact that the Borough accepted the land from the developer several years ago now. The Parish Council position remains that there is substantial work to be done to the allotments site before it can be used for that purpose and it is not clear where the money for that could come from.

Rose Close (Open Space) – The Parish Council has previously expressed concern over the exact “red line” map of the area to be handed over, in particular regarding whether the areas of planting are to be transferred. Additionally, there are potential issues with trees that are part of the package and the bench is located in a very bad spot in terms of drainage and waterlogging.

Blackberry Drive – this remains managed under licence by the Parish Council, from the Borough Council, and is unlikely to change any time soon. The Parish has exactly the same responsibilities and rights that it has had for more than 10 years and can work on the play area, install bins, benches and so on as it chooses and hold events just as if it owned the land.

Memorial Hall

Full planning permission from the Borough Council has now been given, subject to either the Land Registry finalising their work or the Parish Council indemnifying the Borough Council against the possibility of someone stepping forward to claim the land as theirs during the demolition work.

The Parish Council solicitor has finally provided an update. I am told that although they intended to file a request with the Land Registry for an expedited decision in March after the Parish had supplied further comment from the Borough Council, it appears that that was never filed. It has now been done and we should hear back within days as to whether they will expedite things. I will be receiving a further update on Tuesday 28th May.

Separately, the solicitor has said that they cannot really comment on the wisdom of indemnifying the Borough Council and advised that the Parish talk to its insurers, which I will action as soon as possible.

War Memorial

As part of ascertaining the status of various projects following the resignation of the Assets Officer I was able to determine that the Parish had received a request for further information regarding the moving of the War Memorial from the Winchester Diocese which had never been actioned. I provided the information requested on May 20th which I was told was the deadline for the project to be included for discussion at the next meeting of the Diocese on June 12th. All being well the Parish will hopefully be granted permission to install the Memorial on Old St Mary's shortly after that and we should be able to proceed quickly to complete things over the summer. This will give plenty of time for the Memorial to be re-dedicated and then used for Armistice Day 2024.

We are still awaiting the results of the mitigation plan for water voles, bats and stag beetles required by the Borough Council as part of being granted planning permission but this should be forthcoming soon, hopefully by the end of May.

Assets – 28th May 2024

Item 6 – Play Area Strategy Timetable

The previous Council directed officers to produce an analysis of current play areas, what equipment was available at each, what age ranges each area is targeted at, the likely lifespan left of equipment at each area, estimated costs for replacement and suggestions for what age range *should* be the target for each area, based on current usage and local population. The first step in completing this project is to agree a timetable for these actions to take place.

Councillors should note that with current staffing as it is there is a real possibility of any agreed timetable slipping until such time as new staff are brought on board and trained.

Produce updated equipment list for each play area	Done
Determine current age range for each area	31 st May 2024
Determine estimated lifespan of each area	30 th June 2024
Wide range estimate of replacement cost for each area	30 th June 2024
1 st Stage brought to Assets Committee for discussion	23 rd July 2024
Target age range for each play area discussed and agreed	23 rd July 2024
Long term evaluation of funds required and when during the next play area cycle	31 st August 2024
Long term plan created for full / partial replacement of equipment at each play area	10 th September 2024
Plan finalised with funding implications passed to Finance	24 th September 2024
Long term plan agreed at Full Council	12 th November 2024

Recommendation – That the Committee adopt this timetable for their play area strategy

Assets – 28th May 2024

Item 7 – Sayers Road play area

The Council has received an increasing number of comments and complaints about the activities of youths using Sayers Road play area. These complaints are focussed on ball games. Football and other ball games are being played on most days and nearby residents report that balls are regularly being kicked from the play area into their gardens. This is despite the presence of the hedge & tree line, and the wall / fence between the play area and the dwellings.

Residents are reporting being regularly disturbed by requests to retrieve balls – sometimes as many as five or six times in an afternoon. There have also been several near misses with balls coming close to hitting residents' grandchildren. When residents are not in, or simply say "no", the youths go back to the play area and climb over the walls into the back gardens to fetch the balls themselves. In the process they are potentially damaging the wall and any planting they land on in the gardens, and trespassing, as well as potentially hurting themselves.

Complaints to parents receive no support but instead parents become angry at the idea that their children are doing anything wrong by entering gardens without permission by climbing over a 6 ft wall. Residents are reportedly reluctant to report matters to the police as they fear being found out and targeted.

One of the residents has a wall that starts very low and then slopes up to full height. Youths can often be seen climbing up the wall to jump off, or just using that wall and the resident's driveway as a convenient way to get in and out of the play area instead of using the actual gate.

Residents have asked whether the Council can do anything to help and have suggested higher walls, cutting trees and hedges lower, more regularly, so that the youths cannot use them to help get over the wall, and putting netting either between the wall and the planting, or the planting and the play area.

There is no specific recommendation for this item but it would certainly be possible to keep the hedge and tree line lower, although that may result in more balls going over. It would also be possible to obtain quotes for netting to be installed but that may result in the nets being vandalised or torn. In the end this may well be another thing that moves on of its own accord.

Assets Committee - Clerk's report 26th March 2024

Actions from previous meetings

ASSETS_2324_M01/6.6 Regarding a play area review
Timetable is on the agenda for the May meeting

ASSETS_2324_M01/7.3 Regarding the play area disclaimer and signs
The disclaimer has been drafted. Now exploring less expensive ways to add it to the signage without having to replace all play area signs again. Cllr Harris has provided a potential contact who may be able to do the signs

ASSETS_2324_M02/11.3 Regarding the play area strategy
This has been included in the play area timetable being discussed at the May meeting.

ASSETS_2324_M02/14.1 Regarding potentially providing an allotment rent discount for those on benefits.
This has not yet been actioned.

ASSETS_2324_M04/35.3 Regarding bus shelters
EBC have been provided with all the information Bishopstoke Parish Council have and have also been asked for an update on the Spring Lane shelter, which EBC and HCC have decided should be replaced by a new shelter.

ASSETS_2324_M04/35.4 Regarding clocks
The local clock company was unable to help and the Clerk will now contact the original installer.

ASSETS_2425_M05/38.2 Regarding the minutes
The minutes of the meeting were published on the Council website.

ASSETS_2425_M05/40.3 Regarding the open space specification timetable
This was amended as requested and published on the necessary government websites..

ASSETS_2425_M05/41.1 Regarding Rose Close
The red line map has not yet been obtained.

ASSETS_2425_M05/44.3 Regarding the cemetery regulations
The amended regulations were published online but have yet to be published at the Cemetery.

ASSETS_2425_M05/45.2 Regarding Underwood Road allotments
The architect has been contacted and initial discussions taken place.

ASSETS_2425_M05/46.3 Regarding street lights in Glebe Meadow
It has not yet been determined whether a timer can be added to the power supply to the street light.

Recommendations from previous meetings

There were no recommendations at the last meeting.

Assets report 28th May 2024

Play Areas

Nothing new to report.

Burial Grounds

Nothing new to report.

Allotments

The first inspections at Jockey Lane have taken place with Underwood Road due in the week commencing 27th May.

Fixed Assets

Nothing new to report.

Open Space & Trees

Work from the tree survey is almost finished.

Parish owned and managed buildings

Nothing new to report.