



So.....


## What's Occurring?

It is the intention of the HEBC committee to issue a regular newsletter to members going forward, the first full edition will be circulated in October 2024.

Whilst this will give each committee member the opportunity to update members on their area of control it is hoped that members will also see this as a useful forum to air their views, comments and concerns.

Whilst praise for effort is always appreciated it is equally important that members have a medium in which they can share their thoughts with others, far better than Chinese whispers, as we all know how they evolve and generally do far more harm than good.

Members are invited to submit comments, articles, views and opinions, put your name to it and get it published for members to consider.



Short mat season is about to commence, Competition slips now on the short mat notice board for singles, pairs and triples.

HEBC agreed a lease of 10 years for the site in 2014 with Hedge End Town Council. The lease did not automatically renew. Its renewal depended on agreeing new terms with HETC.

Recent figures from HETC show costs incurred to support the bowling club site were circa £18k with a rental income from HEBC for use of the facility circa £14k. HEBC was a loss making amenity for HETC. HETC wished to reverse this and make HEBC site a positive cash flow item. HEBC's continued operation at the site depended on reaching an agreement that did not over burden the members with a major increase in fees. We were aware saving could be made in some areas which would be offset by increased costs in other areas.

1. If the Council was to continue with all of the same responsibilities under the new lease, rent for the club would have increased significantly. However, under the new lease, in return for taking some responsibilities back from the Council, the annual rent has reduced from £14k pa to £1.2k pa.
2. We had also identified functions where, if the Club took over responsibility from the Council, it could carry out that responsibility more cost-effectively. By paying rates directly, the Club benefits from 80 - 100% relief having registered as a Community Amateur Sports Club. Similarly, by paying water rates directly, the Club can claim relief as the majority of our water usage goes on the green, rather than returning to the public sewer.
3. Taking on responsibility for green maintenance means the Club can now explore involving sources other than the Council in overseeing the management of the green and improvement of the playing surface, with the flexibility to involve member volunteers in grass cutting.

4. The increase in the term of the lease, from 10 to 25 years, puts the Club in a much stronger position to pursue sponsorships and grants from external sources (e.g. National Lottery). This is because there is a longer guaranteed period during which any new facilities funded by such investment would be used for their intended purpose.

5. Whereas the Club had the right to use only 4 rinks under the previous lease, it now has rights to use all 6. Hiring of rinks by members of the public is now handled directly by the Club with the income retained by the Club.

<b>Lease 2014</b>	<b>Lease 2024</b>
10 Years	25 Years
HETC – Maintain Green and everything inside fence and outside fence save gardens surrounding green.	HEBC – Maintain Green, everything inside fence plus rink watering system
HETC – pay rates to Eastleigh BC	HEBC – to pay reduced rates to Eastleigh BC
HETC- pay for water to and drainage from site	HEBC - to pay for water to and drainage from site claiming reduced cost for water used on the green
HETC - receive rent of circa £14k in 2023 but would have been circa £20K if lease was same as 2014	HEBC – to pay rent £100 per month from 09/2024
HETC – to maintain outside of building	HETC to maintain outside of building with HEBC paying 50% of cost
Site Plan includes all land to Woodhouse Lane and Pavilion Road	Site plan includes land within fence, car park and grassed area to west of building, tarmac entry path from road, water storage tank and grassed strip to south and west side of building not including public access paths. HEBC to maintain grass.
One open Day for public	Three open days for public
HETC to hire two rinks to public	HEBC to hire rinks to public.
HEBC - To sweep chimneys	Not in lease
HEBC to maintain inside of building	HEBC to maintain inside of building and veranda
HETC -provide Fire Safety and sanitary waste.	HEBC to take over Fire Safety and sanitary waste.