

**Minutes of Herne Bay Pier Trust AGM
held at Herne Bay Junior School, Kings Road,
Herne Bay at 7 pm Tuesday 24 February 2015**

In attendance:

Doreen Stone – Chairman
Andrew Cook – Company Secretary and Canterbury City Council Appointed Trustee
Aileen Barker – Membership Secretary
Lynn Faux Bowyer – Volunteer and Education Co-ordinator
David McCormick – Health & Safety Officer
Joe Howes – Canterbury City Council Appointed Trustee
David Townsend – Treasurer
Pauline Mott – Communications Manager – Minutes

Apologies were received from 10 members

1. Welcome & Chairman's Report

DS welcomed all members, together with Trust invited guests to the meeting which was a good turnout and included the Lady Mayor.

DS started by reminding everybody that the Trust's commitments as a registered Charity were to focus on:

Community –plans which benefit the local community - employment and start-up businesses

Heritage – the cultural heritage of a seaside pier - Food, Entertainment, Shelter & provision of customer toilets.

Recreation – Activities and events for all tastes.

DS advised the meeting that since the last AGM, the Trust had met all of these targets for the year. The Trust had raised a total of £126,500 in funding, all of which had been allocated to various projects.

She said that the turnout to the meeting showed continuing interest in the development of the Pier, encouraging the Board to know that people are behind it.

She said that events last year had mostly been successful in raising money and thanked Karen Kerly and Colin Barker for helping to run them. The Wine & Wisdom event in January was very successful and a further one had been organised for 7th March. DS said the next market was to be 24th May.

DS introduced Kris Searle who with his business partner, Carl Crane, were to open a Music Studio/Recording Studio on the Pier. They are both going to manage the Pier Stage, once it has been built. Kris Searle informed the meeting that he was delighted to confirm they had received approval from the Chamber of Commerce for the funding of their project.

DS continued under the heading, 'Community'. She said she was pleased to note that all social groups in the Town were now working together - they had all helped win money for the Trust & other projects. She particularly passed on thanks to Bay Promo Team, Nigel Hancock, the Clock Tower Group & Colleen from Herne Bay in Bloom. All ages of people in the Town had been involved in fundraising, including Schools who had encouraged the children's parents to vote for the Pier during the Lottery bid.

DS then outlined the Trust's vision for the future: Community (benefits for all ages), Heritage (Culture, Food, Entertainment, Shelter) Recreation (Events to cover all tastes).

So far the Trust had absolutely met all criteria set at last year's AGM & was looking forward to improving on this in 2015. The Board was pleased with results so far & public feedback generously supported projects.

The Trust has raised £126,500 for projects; all monies are already spoken for & currently are researching further ways of raising monies. She said that successful events last year raised money for Pier projects - Easter Bunny & Petting Farm, Classic Car Day, Emergency Services Day, Wine & Wisdom Events, Farmers Markets & 3 day Christmas event with Father Xmas, Talent Show, Ride-on Train & Reindeer.

DS gave thanks to local contractors who have given some of their time for free to help the Pier with various projects.

The Trust has worked with local schools on fundraising projects. Parents have been a considerable help in supporting the Pier by voting on the Lottery bid.

The Trust worked with Peter Green, local artists & Beach Creative to create cartoon saucy postcards on Pier hut drop down flaps on the doors. (She also explained that the huts were all painted one colour because the sides were of a special material.)

Success of the Pier Shop. DS said the shop at the front of the Pier had become the hub of the Pier and essential as here the Trust interacts with the public giving information, receiving feedback and recruiting members, plus at the same time selling popular seaside goods. She went on to thank all the Shop volunteers, mentioning each of them by name, for helping to run and maintain the Shop.

Bailey family & their fairground attractions on the Pier. The Baileys have been with the Trust since startup & providing entertainment for families. New side stall being built this year. The Helter Skelter had been taken away for an M.O.T & repaint. The Boating Pool / Bouncy castle to return soon. Marsha Bailey had won the tender for the large food hut which is being built soon.

March - start of new season with new huts opening up. DS outlined success stories of previous tenants who had now opened new local businesses and this proves the Trust is getting it right.

Lease – is still outstanding and was still in solicitors' hands but the Trust has signed a Tenancy at Will with CCC, which gives authority to forge ahead with building plans. DS said that the original draft had been disappointing as it did not match the original Tender submitted by the Trust. She said the Trust hopes to finalise the main lease soon, following running negotiations with CCC.

2. Financial Report

Report on Accounts position audited by Hilary Adams for 2013/2014:

DT (Treasurer) via visual presentation showed members the financial position of the Trust for 2013/14. He said that the Income from members' subscriptions, which had fallen slightly, was vital. DT said that the Trust had achieved two good summers on the Pier which had helped. He said that he expected income to be increasing in 2015 onwards. The Pier Shop made good trading in the summer quarter. He expected hut rentals and concession income to increase in 2015. Subscriptions had dropped slightly which the Trust depended upon for admin & running costs.

Total income for the period was £56,031 as against total expenditure of £46,618. The Financial position of the Trust at the Bank was £14,366 at the period end.

Following the financial report on 2013/2014, a proposal was put forward to accept the accounts & there was a majority vote from members.

Report on Accounts position from August 2015 to February 2015:

DT showed the sums going in & out of the accounts, explaining to members that a considerable amount was currently being spent on the Build of Huts on the Pier.

DT said that the Trust had now opened 4 accounts at the Bank, 3 x Cash Accounts and 1 x Deposit Account. Therefore, 1 account holding monies received from the Lottery, this is specifically for the Canopy build. 1 holds rental income from huts (to repay Lease costs). 1 holds subscriptions & donations (note for members, all donations for events & income from charity pots will go towards events to bring people into the Town). The 4th account is a long term account to hold monies donated specifically for the Pier rebuild. This account will be held specifically towards any future Pier rebuild. The Trust will possibly be providing a thermometer type of sign, or something similar, to show how the account is building & will be placed at the Pier Shop.

To clarify, the Trust had now opened 4 dedicated bank accounts for:

- The Pier rebuild, donation thermometer type sign at shop to show how donations are building;
- Lottery £50,000 canopy account;
- Events Account - All Charity pot income in Herne Bay shops to go to events to bring people in to the town so all retailers benefit; and
- The main current account for all other business.

DT gave a summary of the resources, expenditure and income for the financial year July 2013 - July 2014. These accounts have been audited by Accountants and registered with the Charity Commission. Members voted unanimously to approve the financial report which is now available on the Trust website www.hernebaypier.org.

Then DT went on to summarise the accounts from July 2014 – to the present, showing his visual presentation.

He said the Trust had received good income during the summer in particular, good weather helped, which has helped retain our presence.

3. Update on the Current Pier Developments and the Future.

- **The Pier Village** – DS said AC seemed also to have become ‘Operations Manager’ for the Pier, as he personally had been dealing with all the trades people on the Pier, which had been quite involved. She particularly thanked the volunteer “Odd Job Team”, each by name, who worked hard to keep the Pier well maintained.

DS also praised the contractors, Quinneys, Richard Owen (Owen Electrical), Chris Watson the Plumber & Bill Daniels, Electrician. AC said that the huts currently being built were mostly 3m x 3m & 4m x 4m approx. 50% of each size. The large food hut will be much bigger. In the first year all 12 huts had been filled with Tenants. It was not the intention of the Trust to fill all of them but tenants last year had exceeded the availability.

The next phase of the build had caused problems. A ‘tricky’ pump unit had been fitted & there had been problems sorting out the grey water removal. AC explained some of the problems involved, which had held up letting of the food huts for quite some time.

However, hut building was going well with only a few huts more to build. The large Food Hut was hoping to be open all year round, providing shelter in warm or cold weather for visitors to the Pier. Also last year had a very strong demand for huts. Waste and water was being added for next phase. There had been problems with a “tricky” pump unit. Huts important as their rents cover the cost of Lease with CCC and loans repayment. Tenants are important to the Trust.

DS said that AC was becoming more important to the Trust with his regular dealings with the Tradespeople working on Pier. JH was also important for inter relations with CCC.

The Baileys were to have a new Range built to replace old one. 2 huts on the left side (Hampton) still to be built. The Stage and 5 other huts also still had to be built. The Pier Office had been started. It was hopeful that everything should be finished by Easter but planning permission was needed for one more additional hut to fit in a space on the edge of platform (Hut 13). There are to be new traders in Huts 14, 15, 16, & 17, 24 & 25, together with the “juggling” of 10 other interested parties who wish to do 5 food huts, one of which includes the large Food Hut/Café with inside seating. Toilets for the food huts customers and staff should also be ready by Easter.

- **The Canopy** – AC introduced a visual presentation to the meeting showing a few of the designs for this, some of which are under consideration by the Trust.

4. Future – Options presented by D.S.

Two propositions were put to the members to discuss:

- A 'Green Pier' Option based on the Swansea project (can be found on line) – it might fund a long Pier build?
- Possible bid for Heritage Funding, combining it with Crowd Funding. She explained to the members what Crowd Funding was. She said these could be under the heading of "Anthony Coburn links" such as Doctor Who, Poldark, etc. If donors were asked for a £10 pledge for a copy of the original script or similar project, this may work. DS explained that you need to keep your bid for funding a reasonable amount, as if you don't make it you don't get it. However Crowd Funding could work well for the Trust.

Green Pier – Andy Harvey, Herne Bay & Broomfield Councillor, had been asked to present to the Members on a 'Green Pier'. He praised the Town for "the Civic Pride of Herne Bay". He spoke about the country of Norway which gained around 90% of its energy needs from natural resources.

AH explained the 'Swansea Project' which is proposing to use Turbines to capture tidal movement, thus providing energy. A small feasibility study on tidal range had been carried out & Herne Bay could have a similar project. Further studies would need to be carried out because of the possibility of the sea being too shallow or because of silt movement. A barrage or tidal lagoon could be built (possible cost currently £10-£15million) which could provide revenue of £500,000 annually. The flat seabed in Herne Bay is suitable for a project such as this. Engineering would be easy because of being a shallow water area. AH showed a plan of a proposed sea wall area with turbines running for 24 hours. The tops of the wall could provide a walkway & road access area (with turbines beneath), similar to Neptune's Arm. He said that Swansea was to have a Giant Dragon moving up & down with the lagoon filling up and letting out & Herne Bay could have something similar as an attraction. He advised members to take a look at the Swansea website. AH said it would be very easy to calculate the tides for this project via the usual tide tales. Power would be produced. If the wall was increased in size, then the power will go up & profits increase. However, mud & silt could prove challenging. AH showed a proposed plan of the lagoon, depicting the area to be covered, which could run from the Hampton side of the Pier possibly as far as Hampton Pier itself.

AH said that a further feasibility study would need to be done and designs considered. He compared the costs of the project to that of a one day Premier League game and said the money was not unattainable. He said the old Pier had been lost to the sea; it was time to get a new build by harnessing wave power from the sea.

- **Solar Panels** – AH said that Owen Electrical were looking into costings for the Pier to possibly having these fitted.

- **Pier – Future Development Vision** – presented by Tim Sanderson, Architect, who had recently been working with the Pier on suggested designs for a future build. TS said he had been inspired by the progress of the Pier regeneration. He was born and bred in the town and had always held a desire to design plans for the Pier since a child. He said that good rail links were good for tourism and the Pier can enhance visitors' enjoyment. TS showed various designs he had put forward to the Trust for consideration. He said his ultimate vision was to remove the current windbreak, add glass panels for weather proofing and rebuild the Pier Village, creating an all year round space, thus increasing footfall. He said vision was important to visitors who still wanted to see the sea from the Pier. He discussed various designs in keeping with the old Pier head, plus Pier access issues. (One member said that he felt that the current huts restricted the visual aspect.)

DS told members there could be a possible bid for Heritage Funding, combined with Crowd Funding (maybe suggesting a £10 pledge from donors) promoting the Anthony Coburn link to town, Doctor Who, Poldark (shortly to run on TV). DS explained the reasoning behind this type of funding, if you don't make your target – you don't get the money. She said it could work for the Trust.

5. Election of Trustees

DS said two new Board members had joined the Team, both having worked with Trust for over a year (DT & PM).

DS said that DT had been co-opted on to the Board for well over one year worked hard as Treasurer. DS proposed he now be elected to the Board. D. Mc seconded and the members' majority vote approved this.

DS said that PM had previously worked as a legal secretary & had been working for the Trust for over one year, helping run the office & running social media. She proposed PM to be elected to the Board. AB seconded and the members' majority vote approved this.

DS, as Chairperson and having served for 3 years must resign under the rules. LFB then took the opportunity to praise DS's work for the Trust, outlining some of the work she had done and then proposed her reelection as Chairperson. PJM seconded this proposal and the members' majority vote approved this.

6. Question Time

A hut tenant (Claudia Kelly) who had been with the Pier for over a year now, asked for an update on signage pointing to Pier. AC said that talks were in hand with Chris West, Town Centre Manager and it had been agreed signs will be placed around Town.

A member discussed restricted access to the whole of the Pier and his concern that the Huts obscured the view. However, he said he was generally pleased with progress on the Pier. One member suggested that the proposals suggested for the

Lagoon project looked similar to that of the previous Marina proposal. AC advised that the Trust had never been against a Marina and had never opposed it, apart from not being able to fund such a project. However, the Trust just wanted to “get on with” the Pier build. However, if anyone else wished to fund a future Marina, the Trust would not object to such a project.

Another member felt that the Trust needed to do more to promote the Pier. DS said the Hut Tenants were currently the priority, as rents received actually helped pay for the cost of the Lease. The Trust’s main concern was to avoid competition, where possible.

PM advised members that www.localgiving.com/hernebaypier was a match funding website where donations could continue to be paid to the Pier and also could be made at any time during the year. These donations are sometimes doubled up by Local Giving. Together with Gift Aid, this added up to a considerable amount.

Note for Members: The presentation made at the AGM can be found on the website:

www.hernebaypier.org