



# ***Kington Recreation Ground Trust***

**Charity No. 520963.**

**Old Police Station, Kington, Herefordshire HR5 3DP. Tel : 01544 239098**

**Email: [clerk@kingtontowncouncil.gov.uk](mailto:clerk@kingtontowncouncil.gov.uk)**

**[www.kingtontowncouncil.gov.uk](http://www.kingtontowncouncil.gov.uk)**

**Minutes of a meeting of Kington Recreation Trust held on Monday  
18<sup>th</sup> July 2025 at The Old Police Station, Market Hall Street, Kington**

**Present:** Cllr. P. Sell – Chair  
Cllr. E. Banks  
Cllr. R. Banks  
Cllr. N Cornish  
Cllr. M. Fitton  
Cllr. J. Gardner  
Cllr. E. Rolls  
Cllr. R. Widdowson  
Cllr M. Woolford

**In attendance:** Liz Kelso – Town Clerk  
Ruth Robinson - Assistant Clerk.

## **040/25 Apologies, Declarations of Interest and Requests for Dispensation**

Apologies were noted from Cllr. T. Bounds and Cllr. B. Bishop. There were no declarations of interest and no requests for dispensation.

## **041/25       Minutes**

The minutes of the meeting held on 2<sup>nd</sup> June 2025, which had been previously circulated, were accepted and the Chair was authorised to sign the minutes as a true record of proceedings at that meeting.

## **042/25       Exclusion of the public**

It was resolved that due to the confidential nature of the next agenda item, that members of the public be excluded from the following agenda item in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960 (3).

## **043/25       Recreation Ground Cottage**

### **a) Review of Cottage Survey Report**

The updated survey report was noted.

### **b) Future of the cottage**

A report on the options available had been previously circulated to councillors.

Noting a report from Cllr. E. Banks that issues with the title to the property could be resolved with a statutory declaration and agreeing that access rights to the cottage be investigated by a working party, it was proposed that once the statutory declaration is in place, that the cottage be offered for sale, subject to resolving access rights. A named vote was requested with the following result:

In favour of the resolution:	Cllr. E. Banks
	Cllr. R. Banks
	Cllr. N. Cornish
	Cllr. M. Fitton
	Cllr. J. Gardner
	Cllr. P. Sell
	Cllr. R. Widdowson
	Cllr. M. Woolford

Against the resolution:	Cllr. E. Rolls
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The resolution was declared carried.

**c) Specification for work on the cottage**

In view of the previous resolution, this agenda item was no longer required.

**d) Update on outstanding payments**

It was agreed that outstanding amounts due to the Recreation Ground Trust be taken from the retained deposit, currently held by McCartneys, and any further amounts be written off. It was further agreed that Cllr Woolford approach McCartneys for return of the deposit held.

**e) Council Tax status**

The Clerk confirmed that as a registered charity, no council tax liability would accrue for a six month period after the property was vacated but thereafter council tax liability would recommence.

**044/25      Other Recreation Ground Matters**

**a) Tree Safety survey**

Members noted the recommendations of the tree safety survey for the Recreation Ground and agreed that quotes be obtained from a tree surgeon for work recommended to be completed within 1 – 3 months for consideration at a later meeting. It was further agreed that the ownership of a tree on the boundary be checked by clarifying with a neighbouring landowner before work takes place.

**b) Repairs to public right of way through the Recreation Ground**

It was confirmed that Herefordshire Council has refused to consider repairs to the public right of way through the Recreation Ground. Accordingly, it was agreed that in the interests of public safety and as landowner, that repairs be carried out at a total cost of £6,440.00 plus VAT.

**c) Repairs to the toilets in the Recreation Ground**

It was confirmed that repairs to both the gents and ladies toilets would be completed shortly by the plumbing contractor. The pipes would also be jetted shortly in advance of Kington Vintage, given the issues with blocked pipes at the event last year caused by items being deposited in the toilets.

A reported roof leak will be investigated and any remedial action recommended will be presented to a later meeting.

**045/25      Crooked Well Meadow**

**a) Update on acquisition of land.**

The Clerk reported that the transfer from Herefordshire Council to Kington Town Council as trustee for Kington Recreation Ground Trust had taken place on Monday 21<sup>st</sup> July. As at the date of transfer, the grass had been cut and requested repair work had been carried out by Herefordshire Council.

**b) To consider draft management plan for Crooked Well Meadow to include staffing implications.**

A proposed management plan drawn up by Cllr. E. Banks was considered and it was agreed that the aim initially is to retain the site as currently managed by Herefordshire Council. To do so, it was agreed that a staffing requirement of 3 – 4 hours would be necessary per week to litter pick, empty bins and check play equipment. It was agreed that additional hours would be offered to existing staff to cover this requirement, in the first instance. The Clerk was authorised to discuss this with staff concerned, noting that should an existing staff member take on the additional hours, this would require a contract amendment and insurance implications to be addressed in due course. If neither of the existing staff wishes to take on this extra work, adverts will be placed to recruit an additional member of staff specifically for the work required at the Crooked Well site.

**c) Grass Cutting Contract**

Having obtained an indicative price for grass cutting from the Trust's current contractor, it was agreed that an alternative quotation be obtained before making a decision on this agenda item.

**d) Tree Safety Survey**

It was agreed that a tree safety survey for Crooked Well be carried out at a cost of £500.00 (plus VAT).

**e) Insurance arrangements**

It was noted that insurance of equipment on site and liability issues is in the process of being put in place as an extension to existing insurances. Cost is to be confirmed as soon as this is available.

046/2025      **Next meeting**

It was agreed that the next meeting would take place on Monday 15<sup>th</sup> September 2025 at 5.00pm in the Old Police Station, Market Hall Street.