

# Notice of the next Parish Council Meeting.

Parish Council Office: 1A The High Street, Langton Matravers, Dorset BH19 3HA

MEMBERS OF THE PUBLIC AND THE PRESS ARE INVITED TO ATTEND ALL COUNCIL MEETINGS  
(Public Bodies (Admission to Meetings) Act 1960)

Parish Councillors,

You are hereby summoned to attend the following meeting:

|             |                                          |
|-------------|------------------------------------------|
| Meeting ... | Parish Council                           |
| Time...     | 19:00hrs                                 |
| Date...     | Thursday 12 <sup>th</sup> September 2024 |
| Place...    | Langton Matravers Village Hall           |

County Councillor, the National Trust and Members of Public are cordially invited to join the meeting

Yours faithfully



Michelle Harrington Parish  
Clerk & RFO

4<sup>th</sup> September 2024

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## AGENDA

### **0924-73. APOLOGIES FOR ABSENCE**

To receive apologies of absence and to approve the reasons given. (Local Government Act (LGA) 1972 s85 (1))

### **0924-74. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA**

Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Parish Council's Code of Conduct and consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations).

### **0924-75. DORSET COUNCILLOR'S REPORT**

To receive a report from the South East Purbeck Ward Member of Dorset Council.

### **0924-76. NATIONAL TRUST REPORT**

To receive a report from the National Trust.

### **0924-77. PUBLIC PARTICIPATION.**

Questions from members of public.

### **0924-78. MATTERS ARISING FROM PUBLIC PARTICIPATION.**

To discuss any matter arising from the Public Participation agenda item.

### **0924-79. PLANNING AND LICENSING MATTERS**

To receive and consider all planning and licensing matters. N.B. Any application received after the agenda publication date may still be considered during the meeting. Applications issued after the agenda publication but before the meeting may still be discussed and comments agreed.

- P/TRT/2024/04541: On land to the rear of 21 Spyway Orchard Langton Matravers BH19 3BQ. Proposed: Sycamore: Fell to ground level OR Reduce to crown break below proximity zone of electrical equipment and leave as standing habitat. Replace with a European small leafed lime planted away from the overhead power cables. Comment Due 9<sup>th</sup> September
- P/FUL/2024/04128: Lifton Valley Road Harmans Cross BH19 3DX. Proposed: Sever land, erect replacement 3 bedroomed single storey bungalow with raised decking. Comment Due 13<sup>th</sup> September

**0924-80. PREVIOUS MEETING MINUTES – APPENDIX**

To confirm the minutes of the last full Council meeting and Extraordinary Council meeting.. (LGA 1972 sch 12, para 41(1)).

**0924-81. CLERKS REPORT - APPENDIX**

To note actions may be updated after the agenda is published. A copy can be requested from the Clerk.

To discuss and agree away forward on the following:

- a. Action Log Updates.
- b. Correspondence
  - 1. Playpark, weeds and growth over boundary wall.
  - 2. Scaffolding poles for advertising.
  - 3. Playing field residents' concerns regarding environmental project.
- c. Football Goal Replacement
- d. Disabled Toilet Condition

**0924-82. FINANCIAL MATTERS - APPENDIX**

To discuss and agree away forward on the following:

- a. Bank balance. – To note
- b. Monthly income and expenditure - To approve the monthly expenditure and note the income.
- c. Tender Packs – Grounds Maintenance & Toilet Block Cleaning. - **ANNEX**

**0924-83. ALLOTMENT – PEST CONTROL - APPENDIX**

To discuss pest issues and agree away forward.

**0924-84. CHAIRMAN'S ANNOUNCEMENTS**

To receive a report from the Council Chairman and or Vice Chairman.

**0924-85. PARISH MATTERS**

To note any urgent matter not listed on the agenda. (Note items may be added to a future agenda for full discussion).

**0924-86. PORTFOLIO HOLDER / LEAD COUNCILLOR REPORTS**

To note and discuss any update from:

- a. DAPTC meeting update.
- b. Ways & Means (including finance, HR, legal & governance)
- c. Planning & Housing
- d. Highways and Transport
  - 1. Pavements – Update on repairs
- e. Parish Amenities (including Cemetery, allotments, playground and woodland trail)
- f. Parish infrastructure (including street lighting, toilets, bus shelter, parish office and utilities)
- g. Quarries / Agriculture
- h. Community & Communications (including surgery, school liaison & grant application).
- i. Environment and Tourism
- j. Emergency Planning.

# Parish Council of Langton Matravers

MINUTES OF THE PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON THURSDAY 8<sup>TH</sup> AUGUST 2024 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 7.00PM

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**PRESENT:**

Cllr Golob, Cllr Kwantes, Cllr Pearson, & Cllr Sutton.

**IN ATTENDANCE:**

3 Members of Public. Cllr Wilson (Dorset Council), & Michelle Harrington (Clerk)

**ABSENT:**

Cllr Christie & Cllr Knight,

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It was noted this meeting is being recorded. All recordings will be deleted once the draft minutes are typed.

**0824-52. APOLOGIES FOR ABSENCE**

Apologies have been received from Cllr Christie and Cllr Knight for personal reasons and accepted by all.

**0824-53. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA**

No declaration was made. NB this does not preclude any later declarations.

**0824-54. DORSET COUNCILLOR'S REPORT**

A report was submitted before the meeting, this was noted.

An update was noted that Cllr Wilson is in discussions with a Dorset Council Highways Officer to meet on site and discuss Highways issues.

Purbeck Local Plan (PLP) was passed and will not be applied to all planning applications moving forward. The PLP highlights new homes should be permanent homes not second homes. The policy also stipulates for the construction of 2 – 9 properties and the need to allocate 20% payment on the development cost in relation to affordable homes. Noting developments bigger than 9 properties have a stipulation already in place.

**0824-55. NATIONAL TRUST REPORT**

A report was submitted before the meeting, this was noted.

**0824-56. PUBLIC PARTICIPATION**

The meeting was adjourned.

- a. 1 Member of public, wished to send good wishes to Cllr Christie. This was echoed by all other members of public and Councillors.
- b. 1 Member of public who is a St Georges School Governor wished to elevate concerns raised by the Parish Council last month in regard to the Environment project for the playing field. It was noted the school will keep the Parish Council, as the other licence holder of the playing field, informed with any project development. It was noted that there was a need for the grant application to be submitted this month given the time scale for planting trees. A suggestion for the school to hold a public consultation on the project before any advancement take place was acknowledged and the school will look to hold an event.
- c. 1 Member of public, raise concern about the toll proposed for the use of Ferry Road. The concern centred on the potential lack of access to or from Purbeck if the main road is closed / blocked for any reason. This issue is particularly troubling, as it could affect not only residents but also emergency vehicles.

The meeting was reconvened.

**0824-57. MATTERS ARISING FROM PUBLIC PARTICIPATION**

- a. The member of public was thanked for their time and the good wishes for Cllr Christie were noted.
- b. The member of public was thanked for their time. It was noted the item would be discussed later during the meeting. Agenda item 0824-60b
- c. The member of public was thanked for their time and the Ferry Road toll was noted.

**0824-58. PLANNING MATTERS**

a1 Application No: P/LBC/2024/04127

Location: 75 High Street Langton Matravers BH19 3HA

Proposal: Replacement of rotten timber window with new timber window to match existing.

Proposed Cllr Pearson

Seconded Cllr Kwantes

**RESOLVED/ ACTION :** Clerk to submit no objection, as the proposed window replacement is like-for-like, ensuring there is no negative impact on the listed building.

Sign:

Date:

Chairman: Cllr

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**0824-59. MINUTES FROM PREVIOUS MEETING**

The minutes from the full council meeting held on Thursday 11<sup>th</sup> July were approved and signed as a correct record of the meeting.

The minutes from the Extraordinary council meeting held on Thursday 25<sup>th</sup> July were approved and signed as a correct record of the meeting.

**0824-60. MATTERS ARISING / CLERKS REPORT**

**a. Action Log Updates.**

The Clerk submitted a report before the meeting detailing actions taken since the last meeting, this was noted.

An update was provided stating that after the agenda was published, a response was received from Dorset Police, regarding a contact phone number of Swanage Police Station. They informed us that the request for a contact telephone number for Swanage Police Station was declined.

Proposed Cllr Sutton      Seconded Cllr Golob

**RESOLVED / ACTION:** Clerk to send a letter to Lloyd Hatton South Dorset MP, stating Langton Matravers Parish Council is deeply concerned and disappointed by Dorset Police's refusal to provide a contact telephone number for Swanage Police Station.

**b. The use of herbicides and pesticides around the Parish Highways. It was noted Dorset Council recently passed a 'Nature Emergency' motion, which includes limiting the use of glyphosphates and chemicals where possible.**

**RESOLVED / ACTION:** Clerk to write to Dorset Council offering to be a test area if required, given our previous request for the restriction of glyphosphates and chemical use within Langton Matravers.

**c. Correspondence**

**School Environment Project –** A request was submitted before the meeting from the Chairman of Governors for the Parish Council to support the environment project.

Proposed Cllr Sutton

Seconded Cllr Golob

**RESOLVED/ ACTION:** Clerk to send a letter stating Langton Matravers Parish Council support the Playing Field Environment Project in principle, provided that the Parish Council retains the ability to negotiate modifications to the plan as needed. Specifically, the Parish Council requests the following:

**Hedge Planting:** The hedge planting alongside the playpark be relocated to a minimum of 3 meters away from the fence line. This adjustment is essential to prevent branches from intruding through the fence, thereby mitigating health and safety risks for children playing in the park and ensuring proper access for fence maintenance.

**Woodland Trail Access:** Clear access to the Woodland Trail area be maintained to ensure unobstructed use and enjoyment.

**Tree Planting and Maintenance:** Additional details regarding tree planting and future maintenance plans be provided to ensure long-term sustainability and care.

**Equipment Availability:** The school guarantees that equipment such as two football goals, be available year-round for use by local residents during school holidays.

**Public Consultation:** The school conducts a public consultation to gather feedback from residents.

These requests aim to enhance safety, accessibility, and community engagement, and we look forward to working collaboratively to address them.

**d. Dorset Council "A Big Conversation".**

An invitation was submitted before the meeting from Dorset Council for a Parish Council officer to attend a consultation so that the Parish Council could feedback to Dorset Council to the questions posed: "What do you think? Are these the right priorities for Dorset Council?". The four main areas Dorset Council are interested in are: • growing our economy, • providing high quality housing, • responding to the climate crisis, and • supporting communities for all.

Proposed Cllr Sutton

Seconded Cllr Kwantes

**RESOLVE/ ACTION:** Clerk to feedback in regard to providing high quality housing:

To improve our housing situation, Dorset Council should enhance the role of Community Land Trusts (CLTs) in Dorset and encourage CLTs to drive the development of affordable high quality homes.

**Promote CLTs and Increase Recognition:** Raise awareness about CLTs in Dorset by clearly defining their role, benefits, and contributions to affordable housing. Educate the community on how CLTs operate and their impact on housing development.

**Develop Infrastructure for Affordable Housing:** Establish a robust framework that supports the creation and expansion of affordable housing projects. This includes recognising the need for a structured approach to integrating CLTs into the housing development process.

**Support and Empower CLTs:** Provide CLTs with promotional support, toolkits, and facilitation services to help them get started and succeed. This includes offering guidance on forming CLTs, accessing funding, and navigating regulatory requirements.

**Encourage Networking and Collaboration:** Foster a strong network of CLTs by encouraging collaboration and sharing of best practices. Facilitate connections between new and existing CLTs to build a supportive community.

**Customise Housing Solutions:** Ensure that housing developments are tailored to meet local needs. Use CLTs to address specific community requirements; for example one community may require family homes but another nearby may require smaller housing.

**Incorporate Sustainability:** Focus on creating housing that supports a sustainable cost of living. Integrate environmental considerations into housing projects to ensure long-term affordability and eco-friendliness.

**Toolkit Development:** Provide a comprehensive toolkit from Dorset Council (DC) to assist in setting up and managing CLTs. This should include resources on best practices, funding opportunities, and regulatory guidance.

e. **Football goal – Playing field.**

A consultation was held via the Dubber and website, asking residents to feedback their thoughts on the removal of the individual large football post within the playing field.

It was noted two responses were received. One in favour for keeping and improving the area, and one from the school to remove the post.

**RESOLVE / ACTION:** Clerk to obtain quotes to replacement the goal post, but with goal posts with integrated basketball hoop.

**0824-61. FINANCE MATTERS**

a. **Bank Balances**

A report was submitted before the meeting detailing the bank balances as of 31<sup>st</sup> July 2024 this was noted.

Unity 20477192      £69,853.86

Unity 20477189      £15,851.72

Total £85,710.58

b. **Monthly expenditure & Income**

A report was submitted before the meeting detailing the monthly expenditure and income for July 2024.

Proposed Cllr Golob

Seconded Cllr Pearson

**RESOLVED/ACTION:** Clerk to process expenditure of £2,496.33 plus up to £500 for toilet block cleaning was agreed, and the income of £1,150 was noted.

| Date       | Net     | VAT    | Total   | Description                                        | Supplier                           |
|------------|---------|--------|---------|----------------------------------------------------|------------------------------------|
| 06.08.2024 | £447.00 | £89.40 | £536.40 | Grounds Maintenance, Inc<br>Hedge trimming Orchard | ITB Gardening and Tree<br>Care Ltd |
| 06.08.2024 | £10.00  | £0.00  | £10.00  | Key Cutting Service - Cemetery<br>Shed Door        | Shoe Repairs                       |
| 01.08.2024 | £814.73 | £0.00  | £814.73 | Salary                                             | Michelle Harrington                |
| 01.08.2024 | £225.97 | £0.00  | £225.97 | National Insurance / Income Tax                    | HMRC                               |
| 01.08.2024 | £29.42  | £0.00  | £29.42  | Pension                                            | NEST                               |
| 24.07.2024 | £52.00  | £0.00  | £52.00  | Village Hall Rent                                  | LM Village Hall                    |
| 24.07.2024 | £77.59  | £15.52 | £93.11  | Phone & Broadband                                  | XLN Business Services              |
| 22.07.2024 | £69.43  | £3.47  | £72.90  | Electricity - Highways                             | SSE - Southern Electric            |

Sign:

Date:

Chairman: Cllr

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|                       |           |         |           |                      |                                 |
|-----------------------|-----------|---------|-----------|----------------------|---------------------------------|
| 12.07.2024            | £544.00   | £108.80 | £652.80   | Grass Cutting - June | ITB Gardening and Tree Care Ltd |
| 12.07.2024            | £9.00     | £0.00   | £9.00     | Bank Fee             | Lloyds Bank                     |
| Toilet Block Cleaning |           |         |           |                      |                                 |
|                       | £2,279.14 | £217.19 | £2,496.33 |                      |                                 |

c. Saving Account

A Statement was submitted before the meeting, detailing different saving accounts.

Proposed Cllr Sutton Seconded Cllr Golob

**RESOLVED /ACTION:** Clerk to open a 95 day Redwood Bank account. Noting a £10,000 opening deposit

0824-62. MEETING CHAIRMAN'S ANNOUNCEMENTS.

A verbal report was given by Cllr Pearson, noting:

1. DAPTC Area Committee Meeting – It was noted the next Purbeck Area Committee meeting is scheduled for August 21<sup>st</sup> 2024. Items for the agenda have been requested. It was agreed Cllr Pearson would request Digital Role Out, & the Bournemouth-Swanage Motor Road and Ferry Company be added to the agenda.
2. Best wishes were sent to Cllr Christie from all Councillors.

0824-63. PARISH MATTERS

Nothing was raised.

0824-64. PORTFOLIO HOLDER / LEAD COUNCILLOR REPORTS

Portfolio Holders / Lead Councillors were invited to give a verbal update within their area:

- a. Ways & Means (including finance, HR, legal & governance) - Nothing to report.
- b. Planning & Housing – The CLT recently hosted a public meeting where attendees expressed strong support for the proposed development. The next steps involve reaching out to a housing association and collaborating with an architect. The aim is to submit the planning application early in the new year.
- c. Highways and Transport – A report was submitted before the meeting, this was noted.  
A verbal report was given by Cllr Kwantes in regard to the 2RN bus service, this was noted.  
A verbal update was given by Cllr Golob in regard to the pavements.

Proposed Cllr Sutton

Seconded Cllr Kwantes

**RESOLVED /ACTION:** Cllr Golob to investigate the cost to engage with local experts to draw up a scope of works to repair the pavement outside the church.

d. Parish Amenities (including Cemetery, allotments, playground, and woodland trail)

1. Allotments - A report was submitted before the meeting this was noted.
2. Cemetery extension - A report was submitted before the meeting, with was noted.

Proposed Cllr Sutton

Seconded Cllr Kwantes

**RESOLVED /ACTION:** Clerk to approve the quote for grass cutting prior to commencing soil cleanup. Cllr Kwantes and the Clerk to collaborate to retrospectively update the land registry details. Clerk to coordinate with the planning department to secure a change of use for the portion of the new extension that was not covered in the original change of use application.

- e. Parish infrastructure (including street lighting, toilets, bus shelter, parish office and utilities – Nothing to report.
- f. Quarries / Agriculture Nothing to report.
- g. Community & Communications (including surgery, school liaison & grant application)  
It was noted parking was still a concern raised at the local coffee pot sessions.
- h. Environment and Tourism – Nothing to report..
- i. Emergency Planning. A report was submitted before the meeting this was noted.

Date of next meeting

Date: Thursday 12<sup>th</sup> September 2024

Location: Langton Matravers Village Hall

Time: 19:00

Closed at 21.11

# Parish Council of Langton Matravers

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING OF LANGTON MATRAVERS PARISH COUNCIL HELD ON TUESDAY 20<sup>TH</sup> AUGUST 2024 IN THE VILLAGE HALL. THE MEETING COMMENCED AT 3.00PM

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**PRESENT:**

Cllr Golob, Cllr Knight, Cllr Pearson (Meeting Chairman), & Cllr Sutton.

**IN ATTENDANCE:**

Michelle Harrington (Clerk); No Members of Public

**ABSENT:**

Cllr Christie & Cllr Kwantes

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It was noted this meeting is being recorded. All recordings will be deleted once the draft minutes are typed.

**0824-65. APOLOGIES FOR ABSENCE**

Apologies were noted for Cllr Christie and Cllr Kwantes for personal reasons and accepted by all.

**0824-66. DECLARATIONS OF INTEREST AND DISPENSATIONS RELATING TO ITEMS ON THE AGENDA** No declaration was made. NB this does not preclude any later declarations.

**0824-67. PUBLIC PARTICIPATION**

No member of public were present.

**0824-68. BOURNEMOUTH-SWANAGE MOTOR ROAD AND FERRY COMPANY PRICE INCREASE CONSULTATION RESPONSE.**

Cllr Golob submitted a report before the meeting, this was discussed. (Appendix A). Thanks were given to Cllr Golob for the effort in writing the report / letter.

Proposed Cllr Knight

Seconded Cllr Sutton

**RESOLVED/ ACTION:**

1. Clerk to send Appendix A to Cllr Wilson, Bournemouth Christchurch and Poole Council, Swanage Town Council, Studland Parish Council, Worth Matravers Parish Council, Corfe Castle Parish Council, Arne Parish Council, Church Knowle Parish Council and Wareham Town Council, National Trust and PTAG.
2. Cllr Knight and the Clerk to attend the stakeholders meeting on Friday 30<sup>th</sup> August to present Langton Matravers Parish Council views.
3. To send Appendix A to Sandra Zamenzadeh Casework Manager - National Transport Casework Team after discussion with other stakeholders on the 30<sup>th</sup> August.
4. Cllr Golob to liaise with Cllr Wilson (Dorset Council) in regard to sending Appendix A to Lloyd Hatten – Dorset MP.

Closed at 15.36

## Objection From Langton Matravers Parish Council

There are many elements in the above application which invite scrutiny, and we are confident that the majority of those affecting the daily lives of residents of Purbeck will be identified by various notified and affected parties.

In total, the issues raised by this application are of such moment and scale as to invite the reconsideration of the status of the BSMRF as a private company governed by an Act of Parliament. In particular, it is evident in the context of the measures taken by Dorset Council to ensure adequate Emergency Planning, that the reliance of Purbeck on the single means of road access via Wareham is insufficient and the Ferry is essential to ensure resilience. This fact alone offers proof that the Ferry provides an essential service to the communities of Purbeck and therefore the Ferry has no place in private hands.

In the below we focus on certain business and financial aspects of the application which certainly demand intense scrutiny. In brief, the business projections used to justify the proposed increase in fares:

- Do not include key operational data (passenger car numbers, pedestrian numbers, bicycle numbers etc. for revenues, numbers of employees) making it difficult to review the resulting financial forecasts o This means that it is impossible to adequately review distinctly suspect forecasting (e.g. the revenue figures and all the constituent elements of same are identical for the years 2032, 2035, 2036, 2038 and 2040, as they are for 2033 and 2037, although they decline sharply in 2039 – perhaps bad weather is forecast for August that year)<sup>1</sup>
  - Do propose that charges be increased on the basis of the annual increase in CPI following a large increase from the date the Order is made to approve the proposed increases which is designed to recover lost CPI gains dating back to 2021 (effectively negating the agreed provisions of the 2021 Order which allowed for yearly incremental toll charge increases of up to 3%)
  - Do not show any audited and evidence supported correlation between the operating costs of the ferry and the CPI index or any of its sub-components, or indeed any correlation between RPI (the basis on which the "up to 3%" annual increase in costs was allowed as a result of the 2020 application and 2021 Order) and the movements of direct and indirect costs in operation of the Ferry, which is adduced as the first reason for undoing the provisions of the 2021 Order.
    - o When looking at the historical financial data presented in Appendix 2.1 of the application, one can note large fluctuations in several direct costs categories
- 
- (e.g. regular repairs vary from £112k in 2018 to £544k in 2020, to £175k in 2023 to £236k in 2024; Ferry insurance rises from £28k in 2019 to £110k in 2021, but is projected to fall to £42k in 2025; building repairs vary from a low of £7.5k in 2019 to £32.3k in 2023). While the CAGR of direct costs excluding major refit costs is ~6% (2018-24), hardly any cost categories exhibit a consistent annual growth, suggesting that a profitability control would be more appropriate
- Do not provide adequate additional justifications for the proposed price increases and subversion of the 2021 order, which Order was welcomed by the BSMRF as securing the future of the business and ensuring that a new craft would be affordable. Beyond the purported linkage to RPI or CPI, the additional reasons cited for the deterioration of the financial conditions of the company are:
    - o Tax increases which came into effect in the most recent tax year and on a stated rather than effective tax rate basis imply incremental Corporation Tax of ~£55,000 (note: it seems extraordinary that a ferry company should be asking its customers to compensate it for any decline in profitability resulting from changes in tax policy which many of those customers also suffer)

<sup>1</sup> Revised Explanatory Memorandum Appendix 2.1 has been based on average traffic volumes for 2018 and 2024 – see p.19 of same document. It would be helpful if the appendices were made available in their original format rather than PDFs so the calculations contained therein could be audited.

- Poor forecasting by the BSMRF of traffic volumes for July and August in 2022 and 2023 due to bad weather (note: the citizens of Dorset also suffered from bad weather but are not petitioning the Ferry company to compensate them)
- Loss of 15 months income due to the elapse of time between the previous application in 2020 and the date when the Order came into force, which if such claim was considered to have had merit by the applicant should have been incorporated in the previous application and if such claim was considered to have merit by the Secretary of State, might have been anticipated in the Order of 2021.
  - It is worth noting that on 1<sup>st</sup> March, 2022 Mr. Jason du Toit, the MD of Sandbanks Ferry / BSMRF on announcing the first set of new prices under the 2021 Order, stated “We are pleased to limit many of the increases to a level lower than the MTC approved increase” <sup>2</sup> indicating that the loss of 15 months was not considered of any import to BSMRF at this juncture.
- Prior to submission of this application, the BSMRF indicated full support for the maximum price increases set out in the 2021 Order – viz: on 12<sup>th</sup> May, 2022, Mr. Jason du Toit, MD of the Sandbanks Ferry, stated that “We are pleased that after much consultation and a Public Inquiry, our application has been approved. These small incremental increases will allow us to continue to maintain our current vessel ... to a high standard, whilst allowing the company to set funds aside in the Ferry Replacement Reserve for a new craft in 2032”
- Do demonstrate that the BSMRF is a very profitable enterprise except in years when the repairs of the ferry are mismanaged (e.g. costs of £2.3m incurred in 2023 – due to “extended ferry outage due to hull damage sustained during towing operation to annual refit”, for which the company received £1,132,766 under insurance claims “including repair costs, for loss of income whilst the Motor Ferry was not in service<sup>3n</sup>”. \_\_\_\_\_  
The fact that accounting loss exceeded the insurance cover does not mean that the balance should be recovered from customers instead.
  - Annual operating margins excluding refit costs vary hugely from 17%-63% from 2018-2024, but the excluding refit costs the BSMRF always earns a respectable margin
  - Adjusting for the irregular refit costs and even allowing for losses incurred through mismanagement of the towing exercise, average operating margins in the audited period 2018-2024 are 18%.
- Do demonstrate that the existing structure of a private company managing the Ferry offers very poor value for customers, particularly as it relies on BSMRF to generate sufficient returns to maintain the current ferry and fund a replacement reserve to acquire a new ferry through a very opaque corporate holding company structure.
  - A better model would involve Dorset Council / BCP agreeing to purchase a new ferry and leasing same to a Ferry company based on competitive tender such that the Ferry company earns a reasonable margin on provision of the service.
  - There are many potential financial structures which could make this possible, with DC/BCP taking advantage of their more sizeable balance sheets, higher credit rating and more thorough disclosure of financing arrangements to allow for a more efficient means of funding the purchase of a new ferry with adequate scrutiny of same.
  - The Holding Company structure of Fairacres Group owning and controlling BSMRF is opaque and open to questionable practices. While Fairacres Group 2024 accounts are not currently publicly available, in 2023, Fairacres’ bank loans and overdrafts increased from under £3m to over £21m, of which £8m was secured by a “first priority legal charge over all freehold property together

with an unlimited cross-company guarantee across the group.” This implies that the BSMRF’s does not now have the financial flexibility to raise additional funds since it depends on the performance of Fairacres under its own banking arrangements with respect to entirely unrelated businesses. It also appears that any failure by Fairacres to perform under undisclosed arrangements might cause BSMRF to have difficulty securing funding in the future since the 1986 Act effectively limits any increase in borrowings to £5m and specifies that any funds raised by the company shall have priority “over all other claims on account of any debts incurred... after the passing of this Act”.<sup>4</sup> Any inability to secure funding would necessarily compromise BSMRF’s ability to afford a new ferry.

On the basis of an inadequate set of justifications for the proposed increases, dubious forecasting, the demonstrable poor value for money that the proposed increases offer, as well as the lack of long term commitment<sup>5</sup> we object to the application, and request the Secretary of State to (a) maintain rather than subvert the commitments of the 2021 Order and (b) initiate a review of the 1923 Act which enables a private company to provide services which are now regarded as essential to Bournemouth, Christchurch, Poole and Purbeck.

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<sup>4</sup> [1986 Act S.12](#) This perhaps explains the wording of PP 15.3 of the revised explanatory memorandum: “In 2032 the investors will, in addition, have to provide the necessary security or guarantee if the Ferry Company is to use its powers to borrow the maximum allowed £4,965,022 to part-fund the purchase of a new ferry”. The document does not discuss whether or to what extent the financing arrangements of Fairacres might have to be restructured to allow this.

<sup>5</sup> It will not escape attention that BSMRF applied for new tolls in 2018, was refused, applied for new tolls in 2020, agreed to a 10 year schedule of tolls in 2021, and is now applying in 2024 for new toll increases, so we should expect further applications in 2026/7 and 2030/31.

## Clerks Report

### a. Action Log – Previous Minute action updates

A copy of the full action log can be referenced at the end of this document.  
To note and discuss action updates.

1. Planning Comments submitted.
2. Monthly expenditure paid.
3. Letter to School Governors regarding Environment project of playing field sent.
4. Contact Swanage Police Station – After intervention from the Police Crime Commissioner David Sidwick contact has been received from a representative of the Neighbourhood policing team for Purbeck, and they have agreed to start attending Parish Council meetings, plus to email the clerk with local updates for publication around the parish.
5. Herbicides and pesticides Data Sheet – Now received and forwarded to Councillors.
6. Asset of Community Value – Old Malt House site applications (Tennis Court, Cricket Pitch & Pre-School Play area)
7. Tree Ownership – Crack Lane verges. Dorset Explorer seems to show DC own 90% of the land to the east of Crack Lane. There is an area by the junction to the A351 which is not included as DC land. The land on the west at the southern end of Crack lane, DC show as under lease to another party. 22-08-24 email received from DC Property Database representative. He will look into the original deeds next time he is in County Hall over the next couple of weeks and get back to us
8. Football goal – replacement – See below.
9. Cemetery New Extension – Change of Use. DC have confirmed “Permitted development rights for Local Authorities at Part 12 do not extend to changes of use of land so permission would be required to expand the cemetery use.”

A full copy of the action log can be obtained by requesting a copy from the Clerk.

### b. Correspondence.

1. Playpark, weeds and growth over boundary wall  
To note the PC approved contractor has been contacted and will submit a quote for the works required to remove any growth from the eastern boundary wall.
2. Scaffolding poles for advertising.

### c. Football Goal

Last month the Clerk was requested to investigate cost to replace the goal posts in the playing field.



On initial investigation the cost for the above is Contractor 1 £3,145 + VAT, Contractor 2 £4,779.17 + VAT, installation and surfacing.

**Recommendation:** To discuss and agree a way forward.

**d. Disabled toilets**

Recently the state of the disabled toilet, walls and hand rail was raised with the clerk.



To note, where the hand dryers have been replaced in all areas, the condition of the walls are similar. To replace the handrail in the disabled toilet will cost approx. £150 - £200 + installation. Recommendation: Clerk to organise for a new handrail to be fitted in the disabled toilets. Council to discuss and agree away forward in respect of the walls in all three toilet areas.

# Action Log

| Action Number (year number / consecutive number) | Who is Actioned? | Title                                                           | Details                                                                                                                                             | Status (progress description plus colour code: Red - no progress; Amber - action in progress; Green - action completed) - Yellow action required during next meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------|------------------|-----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0824-58                                          | Clerk            | Planning                                                        | Clerk to submit planning comments                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 0824-60a<br>0724-39a                             | Clerk            | Swanage Police Station Phone Number                             | Clerk to try to find a contact phone number for Swanage Police Station which can be published on the Parish Council website.                        | <p>15-07-24 - FOI-16872-24-5500-000. 08-08-24 response received "Your request for information has now been considered and whilst I can confirm that Dorset Police holds the information you have requested, I am not obliged to supply the information you have requested. In accordance with the Section 17(1) of the FOI Act 2000 this letter acts as a refusal notice for your request. The exemption applied is Section 31(1)(c) – Law Enforcement of the FOI Act 2000.</p> <p>Section 31 requires the application of Prejudice Test and a Public Interest Test before the exemption can be claimed. The Prejudice and Public Interest Tests have been applied as follows.</p> <p><b>Prejudice (Harm) Test</b></p> <p>To disclose the telephone number could lead to members of the public calling the number with the specific intention of disrupting the work of the Police. Additionally, individuals may try to report incidents/crimes or other concerns that should be more appropriately directed elsewhere.</p> <p>Full details of when and how to contact the police are available on the Force website.</p> <p><b>Public Interest Test</b></p> <p><b>Factors favouring disclosure</b></p> <p>Providing the telephone number allows the public to have an open and transparent flow of communication with the Force.</p> <p><b>Factors favouring non-disclosure</b></p> <p>To disclose the telephone number could lead to members of the public calling the number with intention</p> |
|                                                  |                  |                                                                 |                                                                                                                                                     | <p>to disrupt the work of the police. This would not be in the public's interest and it would impact upon the quality of service provided by the Force</p> <p><b>Balancing test</b></p> <p>I have determined that the disclosure of information would not be in the public interest. Whilst disclosure may support the spirit of the Act I consider that the benefit</p> <p>that would result from the telephone number being put in the public domain does not outweigh the disruption and harm that could be caused.</p> <p>I regret that I am unable to meet your request on this occasion, but should you have any further information needs in the future then please do get in touch.</p> <p>You have the right to request a re-examination of your case under Dorset Police's internal review procedure. This request should be submitted in writing within 40 working days, using the details at the end of this letter. Should you have any further queries, please contact the FOI unit quoting the reference number above." 08-08-24 Clerk to send a letter to Lloyd Hatton South Dorset MP, stating Langton Matravers Parish Council is deeply concerned and disappointed by Dorset Police's refusal to provide a contact telephone number for Swanage Police Station. 12-08-24 letter sent to Lloyd Hatton MP and David Sidwick (Chief Constable not cc'ed as not email addresses given for Dorset Police.)</p>                                                                        |
| 082460b<br>0724-42c                              | Clerk            | The use of herbicides and pesticides around the Parish Highways | Clerk to request a copy of the data sheet regarding the herbicides and pesticides Dorset Council use to kill weeds in and around Langton Matravers. | <p>15-07-24 Email sent to Katie Black requesting Data Sheet 08-08-24 Clerk to write to Dorset Council offering to be a test area if required, given our previous request for the restriction of glyphosate and chemical use within Langton Matravers. 12-08-24 email sent to Katie Black, and Ben Wilson, plus Nick Ireland and Clare Sutton as th emotion proposer and seconder at DC meeting on the 18th July. 12-08-24 response from Nick Ireland "I recently discussed with officers the creation of a status of a glyphosate free zone that parishes / towns within DC can declare and would have the effect of stopping all DC spraying within their</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                        |       |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                        |       |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | boundaries. The understanding would be that the parish/town council would become liable for addressing any fallout from that i.e weeding etc.<br>The tricky issue is that we have some statutory duties which might stop this happening."                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 0824-60c<br>07-24-42b3 | Clerk | St Georges Playing field - School Environment project | <p>Clerk to email Cllr Wilson after site visit, with the following:</p> <ol style="list-style-type: none"> <li>1. Although the School holds the licence to use the field during school hours the Parish Council (Residents) hold the licence to use the field all other times. The Parish Council would appreciate being consulted by Dorset Council in respect to this project before work begins.</li> <li>2. The area is a much loved and used playing area. It is believed that any wildflower planting on the boundary of a football pitch will not have a chance to develop as children do run around the pitch and balls will inevitably go into the area.</li> <li>3. The hedge which is proposed along the Parish Council play park fence (North East corner), is a potential health and safety risk, as branches will grow through the fence and stick out including at children's eye level.</li> <li>4. The trees along the southern boundary run alongside a woodland trail area created with the school and forest school specifically in mind. Also the long grass along this boundary would restrict access to the woodland trail, which is not only used by children but residents outside of school hours.</li> <li>5. What guarantees are in place as to who will maintain the trees, hedges and other areas in years to come.</li> </ol> | <p>15-07-24 Email sent 08-08-24 Clerk to send a letter stating Langton Matravers Parish Council support the Playing Field Environment Project in principle, provided that the Parish Council retains the ability to negotiate modifications to the plan as needed. Specifically, the Parish Council requests the following:</p> <p>Hedge Planting: The hedge planting alongside the playpark be relocated to a minimum of 3 meters away from the fence line. This adjustment is essential to prevent branches from intruding through the fence, thereby mitigating health and safety risks for children playing in the park and ensuring proper access for fence maintenance.</p> <p>Woodland Trail Access: Clear access to the Woodland Trail area be maintained to ensure unobstructed use and enjoyment.</p> <p>Tree Planting and Maintenance: Additional details regarding tree planting and future maintenance plans be provided to ensure long-term sustainability and care.</p> <p>Equipment Availability: The school guarantees that equipment such as two football goals, be available year-round for use by local residents during school holidays.</p> <p>Public Consultation: The school conducts a public consultation to gather feedback from residents.</p> <p>These requests aim to enhance safety, accessibility, and community engagement, and we look forward to working collaboratively to address them. 12-08-24 Letter sent via email cc'ing Ben and Richard</p> |
| 0824-60e               | Clerk | A Big Conversation - Dorset Council                   | <p>Clerk to feedback in regard to providing high quality housing:</p> <p>To improve our housing situation, Dorset Council should enhance the role of Community Land Trusts (CLTs) in Dorset and encourage CLTs to drive the development of affordable high quality homes.</p> <p>Promote CLTs and Increase Recognition: Raise awareness about CLTs in Dorset by clearly defining their role, benefits, and contributions to</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 12-08-24 Clerk due to attend DC meeting 6th September.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|---------|-------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|         |       |                  | <p>affordable housing. Educate the community on how CLTs operate and their impact on housing development.</p> <p>Develop Infrastructure for Affordable Housing: Establish a robust framework that supports the creation and expansion of affordable housing projects. This includes recognising the need for a structured approach to integrating CLTs into the housing development process.</p> <p>Support and Empower CLTs: Provide CLTs with promotional support, toolkits, and facilitation services to help them get started and succeed. This includes offering guidance on forming CLTs, accessing funding, and navigating regulatory requirements.</p> <p>Encourage Networking and Collaboration: Foster a strong network of CLTs by encouraging collaboration and sharing of best practices.</p> <p>Facilitate connections between new and existing CLTs to build a supportive community.</p> <p>Customise Housing Solutions: Ensure that housing developments are tailored to meet local needs.</p> <p>Use CLTs to address specific community requirements; for example one community may require family homes but another nearby may require smaller housing.</p> <p>Incorporate Sustainability: Focus on creating housing that supports a sustainable cost of living.</p> <p>Integrate environmental considerations into housing projects to ensure long-term affordability and eco-friendliness.</p> <p>Toolkit Development: Provide a comprehensive toolkit from Dorset Council (DC) to assist in setting up and managing CLTs. This should include resources on best practices, funding opportunities, and regulatory guidance.</p> |  |
| 0824-61 | Clerk | Monthly Payments | Clerk to process expenditure of £2,496.33 plus up to £500 for toilet block cleaning was agreed, and the income of £1,150 was noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |

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|-------------------------------|------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0824-61c                      | Clerk      | Redwood Account - Savings                                                | Clerk to open a 95 day Redwood Bank account. Noting a £10,000 opening deposit                                                                                                                                                                                                                                                                                 | 12-08-24 Email sent to Daryle & Peter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 0824-64                       | Cllr Golob | Scope of Works - Pavements                                               | Cllr Golob to investigate the cost to engage with local experts to draw up a scope of works to repair the pavement outside the church.                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 0824-64d                      | Clerk      | Cemetery New extension - Land registry, change of use, and grass cutting | Clerk to approve the quote for grass cutting prior to commencing soil cleanup. Cllr Kwantes and the Clerk to collaborate to retrospectively update the land registry details. Clerk to coordinate with the planning department to secure a change of use for the portion of the new extension that was not covered in the original change of use application. | 23-08-24 Clerk emailed Planning to enquiry regarding change of use and local authority permitted development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 0724-42a, 0224-94, 1223-54 a5 | Clerk      | Assets of Community Value                                                | Clerk to apply to re-register the Scout & Guide Hut, the Public toilet / Parish office and St George's playing field.                                                                                                                                                                                                                                         | 15-01-24 Email received from resident requested Council consider the following assets: Allotments (owned by National Trust); Museum (Church); Old Malthouse (SATAO - directors - Marcus Clarke/Simon Moll); Putlake - owner Henry Scott (Scott Estate) The Kings Arms; Timpson Cottages; Speakers Corner (where Reg Saville's bench is) It is also suggested the Woodland Trail / Orchard be considered 02-02-24 Forms completed disseminated to Cllr's for review in February meeting. 08-02-24 agreed forms to submit as presented 22-02-24 Village Hall listed as an ACV by DC 23-02-24 Scout Hut, Public toilets / office & St Georges Playing field forms submitted 23-02-24 Village Hall confirmed as ACV by DC 11-03-24 The clerk was asked to Investigate and report back as to what happens if the entire Old Malt House site is put up for sale if the tennis courts and walled garden are listed as an Asset of Community Value. 19-03-24 Spoke with Fiona DC who is checking with manager and will come back. 25-04-24 Public toilets and parish office listed as an ACV by DC 02-05-24 any residential area cannot be listed as an ACV, therefore the Old Rectory (when formally a residential care home) cannot be listed. the OMH site, is still pending. 02-05-24 St Georges Playing field and The Scout and Guide Hut have been approved for listing. 26-06-24 Advice received from DC stating individual areas of a single property can be listed but if not adjoining must be listed separately. Remembering we must be able to prove they are and have been an asset over the last 5 years mini, and will continue to be an asset. Recommend to continue to list Tennis Court (Old Malt House) and consider Pre School playground. To not continue with Old Malt House |

|          |                              |                                  |                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------|------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                              |                                  |                                                                                                                                                                                                   | allotments or Cricket pitch. as believed to not have been used by residents for many years. 11-07-24Clerk to prepare and submit applications to Dorset Council to register the Old Malt House Tennis Court, Pre-school playing ground area and old Cricket pitch area as an Asset of Community Value. - Clerk to email Cllr's applications for help regarding proof Community Asset for 5 years including Kings Arm's Application 22-07-24 Kings Arms, OMH (Tennis Court, Cricket Pitch & Pre-school playground) and allotment applications sent to Cllr's for feedback 27-08-24 OMH applications sent to DC. |
| 0724-43d | Clerk                        | Equals Money Account             | Clerk to open an Equals Money account and once open to close the Unity Credit Card                                                                                                                | 20-07-24 On Hold (All Cllr's to submit Id for checks)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 0724-44  | Clerk                        | Spyway Lane - Sleeping Policemen | Clerk to write to the Holiday Property Bond and National Trust representatives and request they install / repair sleeping policemen down Spyway lane to help guide run off water into the gutter. | 15-07-24 Email sent 16-07-24 NT Response "We are looking at funding the track works up to Spyway through the NFM and also the 'speed bump' at the entrance of the Spyway car park will be enhanced as part of this. This might be 6months to a year off. However we will be redoing the speed bump (water diverter at car park entrance) with hogging and digging out all of the grips we installed. " 17-07-24 HPB response "Thanks for both emails. HPB are not in a position to add anything to this discussion/action at the moment."                                                                     |
| 0624-28d | Clerk                        | Policies and RA's                | Clerk to renew and publish all policies and risk assessments.                                                                                                                                     | Word Documents being altered with date ready for uploading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 0624-28e | Cllr Pearson & Cllr Christie | Waste Bin Replacement            | Cllr Pearson and Cllr Christie will look each time they pass, to monitor the level of use.                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 0624-28f | Clerk                        | State of Pavements               | Clerk to arrange a walkabout meeting between Cllr Wilson, Cllr Christie, and Cllr Pearson                                                                                                         | 20-06-24 Email sent to Ben asking best days and time of week 12-04-24 Meeting planned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 0624-29  | Cllr Christie                | Safety of Lithium-ion Batteries  | Cllr Christie to look to incorporate the subject of safe Lithium-ion Batteries storage and disposable into the Parish Council environment policy, and to present to Council for approval.         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 0624-32  | Clerk                        | Football Goal Removal            | Clerk to talk to the school plus to ask for feedback from residents via the dubber article regarding removing the goal post                                                                       | 20-06-24 Will be included in next month's article. 20-06-24 reply from school asking for it to be removed. Jul-24 section in dubber article asking residents to feedback 08-08-24 Clerk to obtain quotes to replacement the goal post, but with goal posts with integrated basketball hoop.                                                                                                                                                                                                                                                                                                                   |

|                      |                                      |                                                    |                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|--------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0524-9b1             | Clerk                                | Letter                                             | Clerk to write to Dorset Council and Morebus, highlighting the need for a regular bus service, including during short term road works.                                                        | 10-07-24 Clerk meet with a MoreBus representative at a Swanage Railway Event. The issue of bus transport was discussed. It was stated Morebus does not like not running a bus service through Langton Matravers, as not only does it leave residents stranded, but the more people get used to other modes of transport the less they use the bus in the future. Morebus are happy to have a meeting with PC & DC to discuss options. 16-07-24 Email sent to 'david.lee-kong@gosouthcoast.co.uk' asking to put meeting on hold until return of Cllr's |
| 0624-28h<br>0524-14c | Cllr<br>Kwantes<br>& Cllr<br>Pearson | Land Registry                                      | Registering land owned / leased with land registry                                                                                                                                            | 09-05-24 Clerk to contact NALC and SLCC to see if they offer professional help with this land registry. Access to HR advisors, not solicitors Cllr Kwantes has agreed to take on project with the assistance of the Clerk 13-06-24 Cllr Kwantes and Cllr Pearson agreed to attend the Parish office when the Clerk was about, to help locate the lease agreements.                                                                                                                                                                                    |
| 0524-17d             | Clerk                                | Haysoms - Crack Lane Cemetery                      | Clerk to contact Mark Haysom to confirm acceptance of offer. Plus to discuss fencing requirements.                                                                                            | Daryle emailed 06-06-24 Clerk emailed to follow up 14-06-24 email from Mark confirming work may commence in August                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 0424-122             | Clerk                                | Surface Water Site meeting                         | Clerk to write Stakeholders – (Aster Synergy, National Trust, Holiday Property Bond Cottages & Environmental Team) including report photo's to ask for meeting to discuss the flooding issue. | 06-05-24 Letter drafted. 28-05-24 meeting set for NT & HPB 4pm Thursday 13-06-24 Proactive meeting with NT, HPB & LMPCC Cllr Christie will produce a report and present in July                                                                                                                                                                                                                                                                                                                                                                       |
| 0424-130             | Clerk                                | Trees - Crack Lane                                 | Clerk to find out who owns the trees /land either side of Crack lane (entire length of lane) It was agreed the Clerk carry out Land registry search for Deeds and titles at minimal cost.     | 12-08-24 Dorset Explorer seems to show DC own 90% of the land to the east of Crack Lane. There is an area by the junction to the A351 which is not included as DC land. The land on the west at the southern end of Crack lane, DC show as under lease to another party. Email sent to DC after for clarification. 22-08-24 email received from Property Database representative Martin Sargent. He will look into the original deeds next time he is in County Hall over the next couple of weeks and get back to us.                                |
| 0424-126<br>0324-104 | Clerk                                | Grit Bins                                          | Clerk to look into cost of new bins and report back in the April meeting.                                                                                                                     | 28-03-24 three contractors prices gained, Contractor 1 200L £274.80, 400L £448.80, Contractor 2 100L 149.90, 200L £199.99 400L £299.99. Contractor 3 90L £144.73 160L £215.66 400L £298.14 Recommend Contractor 2 200L or 400L 11-4-24 Cllr Christie to undertake an audit of the grit bins locations and status                                                                                                                                                                                                                                      |
| 0324-109c            | Clerk                                | Tender for toilet block cleaning and grass cutting | Clerk to compile a tender document for both the Grounds Maintenance and Toilet Block and present to the Governance Committee for first amendments.                                            | Grass Cutting with Governance 20-07-24 Revised Grounds Maintenance and new Toilet Block with Governance                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|          |                  |                        |                                                                                                                                   |  |
|----------|------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--|
| 1123-41a | Cllr<br>Christie | Removal of green waste | Cllr Christie will talk to correspondent and suggest the cuttings are bagged and left by the Parish Office of them to dispose of. |  |
| 1123-41d | Clerk            | Website - New          | Clerk to develop a new website on the gov.uk domain.                                                                              |  |

## Finance Report

All recommendations in this report are made by the Clerk unless stated otherwise.

0924-78a

### Bank Balance

As of 31<sup>st</sup> August 2024

Unity 20477192 £69,853.86

Unity 20477189 £13,748.16

**Total £83,602.02**

b

### Monthly expenditure

To approve the below expenditure

#### Expenditure

| Date       | Net              | VAT            | Total            | Description             | Supplier                | Bank              | Tender |
|------------|------------------|----------------|------------------|-------------------------|-------------------------|-------------------|--------|
| 28.08.2024 | £348.00          | £69.60         | £417.60          | Scribe Accounts Package | Starboard Systems Ltd   | Unity Trust Bank  | ONLINE |
| 28.08.2024 | £146.92          | £29.38         | £176.30          | Printer Toner x 2 sets  | Ink N Toner             | Lloyds Multi Card | Card   |
| 28.08.2024 | £315.00          | £63.00         | £378.00          | Audit                   | BDO LLP                 | Unity Trust Bank  | ONLINE |
| 20.08.2024 | £71.74           | £3.59          | £75.33           | Electricity - Highways  | SSE - Southern Electric | Unity Trust Bank  | ONLINE |
| 20.08.2024 | £2.48            | £0.50          | £2.98            | Toilet Block - Supplies | Bugden - August         | Unity Trust Bank  | ONLINE |
| 20.08.2024 | £4.15            | £0.85          | £5.00            | Toilet Block - Supplies | Amazon - August         | Unity Trust Bank  | ONLINE |
| 20.08.2024 | £449.50          | £0.00          | £449.50          | Toilet Block - Cleaning | Linda McMorrow - August | Unity Trust Bank  | ONLINE |
| 16.08.2024 | £1.30            | £0.00          | £1.30            | Car Parking             | BCP Council             | Unity Trust Bank  | ONLINE |
| 16.08.2024 | £21.25           | £4.25          | £25.50           | Key Cutting Service     | Ashely Security Ltd     | Unity Trust Bank  | ONLINE |
|            |                  |                |                  | PC Cleaning             |                         |                   |        |
|            |                  |                |                  | Salary                  |                         |                   |        |
|            |                  |                |                  | Grass Cutting           |                         |                   |        |
|            | <b>£1,360.34</b> | <b>£171.17</b> | <b>£1,531.51</b> |                         |                         |                   |        |

#### Income

| Date       | Net            | VAT       | Total          | Description            | Customer          | Bank             |
|------------|----------------|-----------|----------------|------------------------|-------------------|------------------|
| 20.08.2024 | £111.94        | £0.00     | £111.94        | Toilet Block Donations | MOP- Donation Box | Unity Trust Bank |
| 20.08.2024 | £100.00        | £0.00     | £100.00        | Priest Way Leaflet     | Land & Wave       | Unity Trust Bank |
|            | <b>£211.94</b> | <b>£0</b> | <b>£211.94</b> |                        |                   |                  |

## CONTRACT TERMS

Langton Matravers Parish Council is seeking tenders for Grounds Maintenance at the following sites:

1. Crack Lane Cemetery, Langton Matravers. (Excluding new extension)
2. Play Park, Langton Matravers. (Not including the playing field)
3. Parish Office Area, Langton Matravers.
4. Orchard / Woodland Trail, Langton Matravers.

### SCHEDULE OF MAINTENANCE.

Grass cutting, strimming, and path, maintenance to be carried out at the Contractor's discretion to maintain a high standard in accordance with the following specification: Council may negotiate with the successful contractor for additional works.

### SITE SPECIFIC SPECIFICATIONS.

#### **1 Crack Lane Cemetery**

The terms of the contract shall be as follows: -

- a. The grass shall be cut to a height of 5cm as per the following schedule.

|                                                               |                                                               |
|---------------------------------------------------------------|---------------------------------------------------------------|
| 1 <sup>st</sup> March to 5 <sup>th</sup> November (Inclusive) | Twice per month with the last cut on 5 <sup>th</sup> November |
|---------------------------------------------------------------|---------------------------------------------------------------|

- b. Where obstructions occur, the grass is to be controlled up to the edge of the obstacle by the use of a strimmer. Ensuring no damage occurs to the obstruction. All memorials should be edged.
- c. It is of the utmost importance that no damage is caused to the memorials. Any damage must be rectified by the contractor at their expense. The Contractor is invited to do a digital photographic survey of the graves and site, copied to the Council, so that disputes are minimized.
- d. Following a cut, the gravestones are to be left free of grass cuttings. After the first cut the arisings should be disposed of by the contractor off site. At all other times the cuttings can be left to mulch.
- e. Pathways to be maintained and kept free of weeds.
- f. All Ivy and bramble growth to be trimmed back to allow clear access to graves, twice a year.

#### **2. Play Park**

The terms of the contract shall be as follows: -

- a. The grass shall be cut to a height of 5cm as per the following schedule.

|                                                               |                 |
|---------------------------------------------------------------|-----------------|
| 1 <sup>st</sup> March to 31 <sup>st</sup> October (Inclusive) | Twice per month |
|---------------------------------------------------------------|-----------------|

- b. Where obstructions occur, the grass is to be controlled up to the edge of the obstacle by the use of a strimmer. Ensuring no damage occurs to the obstruction.
- c. Following a cut, all arisings should be disposed of by the contractor off site.
- d. It is of the utmost importance that no damage is caused to the facilities equipment / property. Any damage must be rectified by the contractor at their expense. The Contractor is invited to do a digital photographic survey of the site, copied to the Council, so that disputes are minimised.
- e. All Ivy and bramble growth to be cleared off /away from the boundary walls twice a year.

#### **3. Parish Office.**

The terms of the contract shall be as follows: -

- a. The grass shall be cut to a height of 5cm as per the following schedule.

|                                                                                 |                                                        |
|---------------------------------------------------------------------------------|--------------------------------------------------------|
| 1 <sup>st</sup> March to 31 <sup>st</sup> October (Inclusive) – (Yellow on map) | Twice per month except in May to observe "No mow may". |
| Mid-April and End October (Green and purple on map)                             | Twice a year.                                          |

- b. Where obstructions occur, the grass is to be controlled up to the edge of the obstacle by the use of a strimmer. Ensuring no damage occurs to the obstruction.
- c. Following the first cut the arisings should be disposed of by the contractor off site. At all other times the cuttings can be left to mulch.
- d. All Ivy and bramble growth to be cleared off /away from the boundary walls twice a year (Highways side). All Ivy and bramble growth to be trimmed back from the boundary wall twice a year Western boundary

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**CONTRACT TERMS**

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**4. Orchard / Woodland Trail**

The terms of the contract shall be as follows: -

- a. The Orchard area grass shall be cut to a height of 5cm as per the following schedule.

|                                                               |                                                        |
|---------------------------------------------------------------|--------------------------------------------------------|
| 1 <sup>st</sup> March to 31 <sup>st</sup> October (Inclusive) | Twice per month except in May to observe "No mow may". |
|---------------------------------------------------------------|--------------------------------------------------------|
- b. Where obstructions occur, the grass is to be controlled up to the edge of the obstacle by the use of a strimmer. Ensuring no damage occurs to the obstruction.
- c. Following the first cut the arisings should be disposed of by the contractor off site. At all other times the cuttings can be left to mulch.
- d. All bramble growth to be cleared off /away from the boundary twice a year.
- e. Hedge works as detailed:
  - Community orchard
  - Hedge bordering the allotments to be reduced to fence height and trimmed at the sides.
  - Hedge bordering the area on the west and north sides to be reduced to 6ft and trimmed at the sides.
  - Woodland trail
  - Hedge bordering allotment/communal area to be reduced to fence height on north and east side and trimmed at sides. (If you can't get to the east side from the Woodland trail side you can get to it from the allotment communal area side.)
  - Trimmings to be stacked in the corner of the orchard area to provide some refuge for wildlife

**GENERAL SPECIFICATION – ALL SITES.**

- a. Pathways to be maintained and kept free of weeds.
- b. It is of the utmost importance that no damage is caused to property. Any damage must be rectified by the contractor at their expense. The Contractor is invited to do a digital photographic survey of the site, copied to the Council, so that disputes are minimised.
- c. The contract shall run for three years and shall be reviewed at the end of the first year. If performance is satisfactory the contract may be extended for a further year under the terms of this contract
- d. The Contractor is asked to report to the Parish Clerk any occurrences which may require remedial action by the Council, e.g., mole and rabbit infestation, evidence of damage caused by vandalism or any other unusual/unforeseen occurrence, and general damage / stability of gravestones
- e. Any extra work to be carried out by The Contractor at the request of The Council to be costed by The Contractor based on the contracted hourly rate, authorised by The Council, and invoiced accordingly on completion of each task. Tenderers are asked to specify their hourly rate for additional work in their response to the tender.
- f. The Contractor will indemnify the Council against any liabilities that might arise from the use of faulty or improper use of equipment and chemicals.
- g. The Contractor should provide with the tender submission a copy of their current public liability insurance and two references of clients of similar standing. The latter is not required where contractors are already employed by the Parish Council. The Contractor will be expected to provide copies by email of all insurance policies at their renewal anniversary to the Clerk to prove continuity.
- h. The Contractor agrees to provide all necessary equipment and Personal Protective Equipment for perform the job.
- i. The Contractor shall comply with Control of Waste regulations and hold a valid Certificate of registration under the control of Pollution Act 1989.
- j. Tenderers are invited to provide added value items to their bids to be included in the price per cut.
- k. The Council reserves the right to clarify any statements on submitted tenders and specifications with the contractors before making any decision.
- l. The Council reserve the right to add or remove areas to be cut during the period of the contract and the Contractor will be invited to provide a cost/reduction where applicable in writing to the clerk. This will then be added to the schedule and be a binding part of the contract.

## LANGTON MATRAVERS PARISH COUNCIL

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### CONTRACT TERMS

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- m. The Council will not be liable for any damage or loss to equipment incurred by the Contractor during the period of the contract howsoever caused. The Contractor is expected to survey each area before cutting commences to ensure no obstacles or stones are present.
- n. The successful tender together with the Council's written acceptance shall be for a binding agreement in the terms of contract document.
- o. Phosphates are not to be used, without written permission from the parish clerk.
- p. An extra cut may be required depending on weather conditions and grass growth. The Tenderer is asked to quote for the cost of an additional cut, which would be carried out within a week of the Council's request.

#### **PAYMENT**

Invoices should be itemised by area and submitted by the Contractor at the end of each month. Subject to the standard work being satisfactory to the Council, invoices will be settled during the month following submission. Payment of invoices is agreed at the Meeting of the Council on the second Thursday of each month.

#### **DURATION AND TERMINATION OF CONTRACT**

The contract is for a term of up to 2 years, with the option for Langton Matravers Parish Council to extend the period of contract for one or two further years. This agreement can be terminated, on six weeks' notice by either party in writing.

#### **SUBMISSION OF TENDER**

Tenders must be submitted to the Clerk of Langton Matravers Parish Council in a sealed envelope clearly marked "Tender" and mailed to the Parish Council Office at 1A High Street, Langton Matravers, Dorset BH19 3HA. Please note that the office does not operate five days a week, so ensure that the delivery does not require a signature. The Grounds Maintenance sites have 24 hours access, and the tenderer is invited to visit before the submission of tenders. A plan is attached to this tender of the site.

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**INFORMATION AND INSTRUCTIONS FOR TENDERERS**

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These Instructions apply to the tendering process for this contract to ensure that all tenderers are treated equally and fairly and to provide for compliance with other relevant legal requirements. Failure to comply with these Instructions may therefore invalidate your tender.

**INTRODUCTION**

- 1 Langton Matravers Parish Council is seeking Tenders from suitably qualified and experienced persons for regular {Grounds Maintenance / Public Convenience cleaning} within {various sites across the Parish / the public convenience block near the Parish Office}, for a term of up to two years, with the option for Langton Matravers Parish Council to extend the period of contract for one or two further years. This document sets out the requirements and the selection criteria to be used in the evaluation and provides information regarding how the Tender process will be managed.
- 2 The Contract Administrator (Clerk) is Michelle Harrington, Parish Clerk to Langton Matravers Parish Council, contact details are e-mail [clerk@langtonmatravers-pc.gov.uk](mailto:clerk@langtonmatravers-pc.gov.uk) or telephone: 01929 425100 (Tuesday 12noon to 3pm) or 01202 670105 all other times.
- 3 The procurement timetable included in the tender pack is intended to be a guide and whilst Langton Matravers Parish Council does not intend to depart from the timetable the right to do so is reserved.
- 4 All submissions must be received as specified in the procurement timetable; any received later will not be considered.

**INSTRUCTIONS TO TENDERERS**

- 5 It is the responsibility of Tenderers to obtain for themselves at their own expense all information necessary for a preparation of their Tenders. No subsequent allowances shall be made for Tenderers failure to familiarise themselves with the various locations and any constraints on or adjacent to them.
- 6 Information supplied by Langton Matravers Parish Council (whether in these Tender Documents or otherwise) is supplied for general guidance in the preparation of the Tenders. Tenderers must satisfy themselves by their own investigations regarding the accuracy of any such information and Langton Matravers Parish Council accepts no responsibility for the inaccuracy of information obtained by Tenderers.
- 7 All information supplied by Langton Matravers Parish Council in connection with this Invitation to tender shall be regarded as confidential by the Tenderer except that such information may be disclosed for the purpose of obtaining sureties and quotations necessary for the preparation of the Tender.
- 8 No one has the authority to make any representation or explanation to Tenderers as to the meaning of any tender documents or to any other matter so as to bind Langton Matravers Parish Council or bind or fetter the judgement or discretion of Langton Matravers Parish Council under the Contract except the Contract Administrator.
- 9 All tender documents, whether a tender is submitted or not, shall remain the property of Langton Matravers Parish Council. Tenderers shall treat the details of the Tender Documents as private and confidential.
- 10 Any queries arising from the tender documents should be submitted in writing to the Contract Administrator (Clerk) two weeks before the deadline for responses. The Contract Administrator will answer such queries and will send both queries and the answers to all Tenderers by close of business one week before the deadline for responses. As necessary documents related to questions and responses shall be anonymised to protect the Tenderers identity.
- 11 Any queries that are of a sensitive nature must be clearly identified as such on submission.
- 12 Should any amendments to the Tender Documents as issued to Tenderers that are deemed to be necessary prior to the date of submission of Tenders, these will be issued to Tenderers in the form of Instructions and will form part of the Tender Documents.

**SUBMITTING A TENDER**

- 13 Tenders for the carrying out of this contract must be made on "Quotation Form A" which must be signed by the Tenderer and submitted with the following
  - Public liability insurance certificate to be supplied.
- 14 No tender received after the closing date will be considered. Proof of posting will not be accepted as proof of delivery if the Tender fails to arrive at the stated address before the closing date. Disputes on the timing of tenders delivered by hand or courier will only be investigated on the production of an official receipt/ signature.

- 15 Tenders must be returned in a plain sealed envelope sent to: Tender – Langton Matravers Parish Council, Michelle Harrington, 1A High Street, Langton Matravers, Dorset BH19 3HA. Please note that the office does not operate five days a week, so ensure that the delivery does not require a signature.
- 16 Tenders are to be returned in a plain sealed envelope endorsed only with the legend "Tender". Other than the address as stated there are to be no other marks or logos or other means of identifying the Tenderer.
- 17 Tenders submitted by any other form / method, other than stated above will not be accepted or considered.
- 18 Tenders shall remain valid for 90 days from the return date.
- 19 Value Added Tax is to be excluded from all of the rates in the Form of Tender. Any VAT properly chargeable shall be paid in accordance with the Conditions of Contract.

#### **EVALUATION OF TENDERS**

- 20 The Tender process will be conducted to ensure that Tenders are evaluated fairly to ascertain the most economically advantageous tender. Account will also be taken of any factors which may impact on the Tenderers suitability that emerge from the tendering process & relate to information that may have previously been provided by the Tenderer.
- 21 Langton Matravers Parish Council will take into account the information provided by the Tenderers in their tender along with pricing information and any other information, specifically related to the evaluation of Tenders and requested by Langton Matravers Parish Council in the Tender Documents which will be evaluated on the basis value
- 22 If on checking the Tender arithmetical errors are found, the Tenderer will be notified in writing giving them the opportunity either to amend their submitted Tender to rectify the error so that it is arithmetically correct, confirm their originally submitted Tender or to withdraw their offer. The alteration of tender rates is not permitted.
- 23 Langton Matravers Parish Council reserves the right to interview Tenderers by appointment should they so wish.

#### **THE RIGHT TO REJECT ANY OR ALL TENDERS.**

- 24 Langton Matravers Parish Council is not bound to accept the lowest or any tender and reserves the right to accept the tender either wholly or in part.
- 25 Langton Matravers Parish Council will not accept any modified Tenders.

#### **AWARD OF CONTRACT**

- 26 The successful Tenderer will be required to provide two appropriate references unless the Tenderer is already employed by Langton Matravers Parish Council. Langton Matravers Parish Council reserves the right to visit the locations to inspect the standard of work.
- 27 The successful Tenderer will be notified as soon as possible after the Parish Council has made its decision.

#### **FREEDOM OF INFORMATION**

- 28 In accordance with the obligations and duties placed upon public authorities by the Freedom of Information Act 2000 (the 'FOIA'), all information submitted to Langton Matravers Parish Council may be disclosed in response to a request made pursuant to the FOI.
- 29 In respect of any information submitted by a Tenderer that it considers to be commercially sensitive the Tenderer should set out the following information in an appendix with the completed Tender response:
  - Clearly identify such information as commercially sensitive.
  - Explain the potential implications of disclosure of such information; and
  - Provide an estimate of the period of time during which the Tenderer believes that such information will remain commercially sensitive.
- 30 Where a Tenderer identifies Information as commercially sensitive, Langton Matravers Parish Council will endeavour to maintain confidentially. Tenderers should note, however, that, even where information is identified as commercially sensitive, Langton Matravers Parish Council might be required to disclose such information in accordance with the FOIA. Accordingly, Langton Matravers Parish Council cannot guarantee that any information marked 'commercially sensitive' will not be disclosed.



LANGTON MATRAVERS  
PARISH COUNCIL

# GROUNDS MAINTENANCE TENDER OPPORTUNITY

*Notice is hereby given inviting contractors to tender for Grounds Maintenance, on behalf of Langton Matravers Parish Council*

*For an information pack containing the Information for Tenderers, a detailed Specification of the Work required and Conditions of Contract, please contact Michelle Harrington - Parish Clerk via [clerk@langtonmatravers-pc.gov.uk](mailto:clerk@langtonmatravers-pc.gov.uk)*

***Schedule for tendering process.***

*Information and Instructions for Tenderers Available from: DATE*

*Deadline for responses: DATE*

*Contract Award: DATE*

*Contract Commencement: DATE*



# LANGTON MATRAVERS PARISH COUNCIL

## QUOTATION FORM A



I, (name of contractor) \_\_\_\_\_

On behalf of (Company name) \_\_\_\_\_

Sole Trader ☐ Limited Company ☐ Other (State) \_\_\_\_\_

of (address) \_\_\_\_\_

\_\_\_\_\_

Post code \_\_\_\_\_

Telephone \_\_\_\_\_

Email \_\_\_\_\_

hereby undertake to carry out the works as specified on the attached contract.

1. Price of annual contract, to the specification in the tender

- |                        |         |
|------------------------|---------|
| a. Crack Lane Cemetery | £ _____ |
| b. Office Area         | £ _____ |
| c. Orchard             | £ _____ |
| d. Play Park           | £ _____ |

2 The price for an additional cut to be undertaken within 7 days of request (more than one may be requested)

- |                        |         |
|------------------------|---------|
| a. Crack Lane Cemetery | £ _____ |
| b. Office Area         | £ _____ |
| c. Orchard             | £ _____ |
| d. Play Park           | £ _____ |

3 Proposals for added value items (specifications)

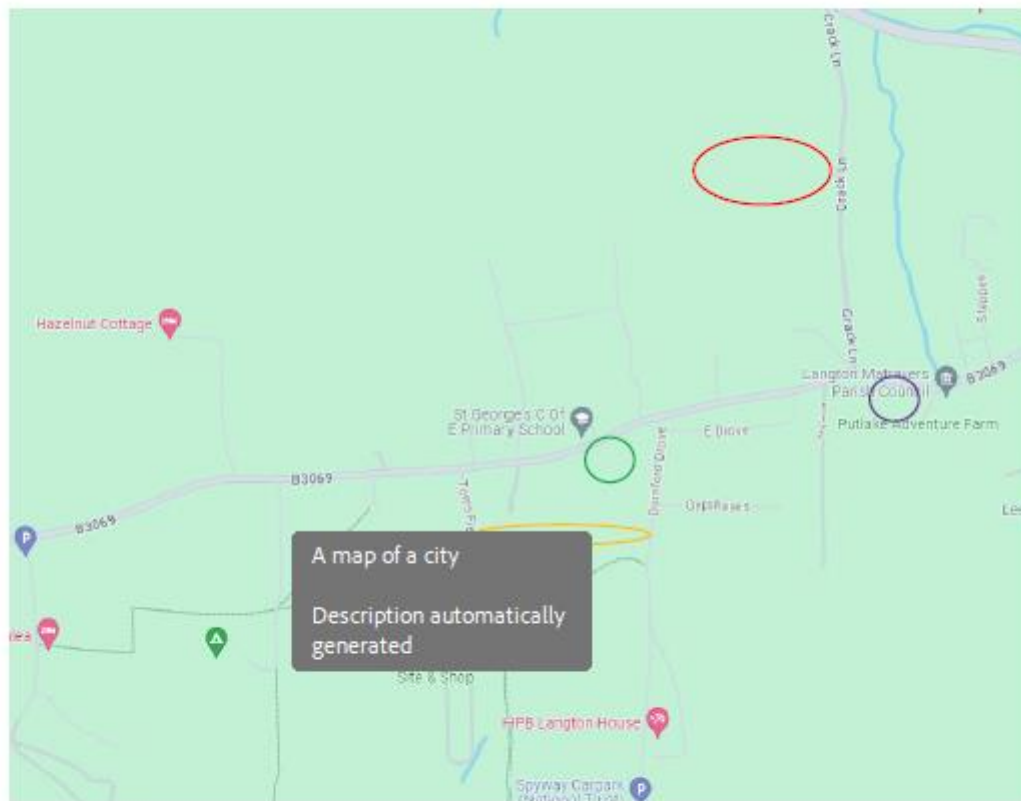
4 Cost per hour of any additional work to be undertaken (specification) £ \_\_\_\_\_

Signed \_\_\_\_\_ (contractor)

Date \_\_\_\_\_

# All Locations.

Langton Matravers, Dorset.



Crack Lane Cemetery

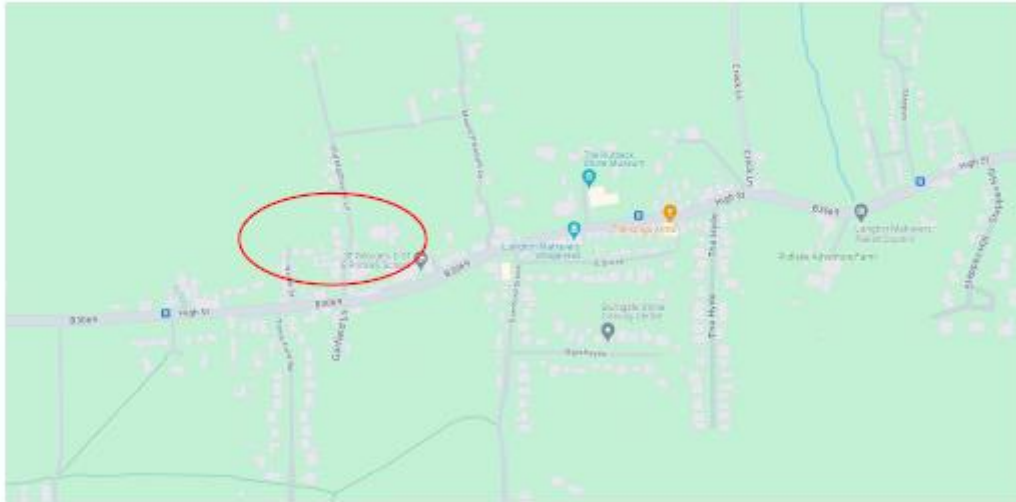
Orchard

Office Area

Play Park

# Cemetery.

Langton Matravers, Dorset

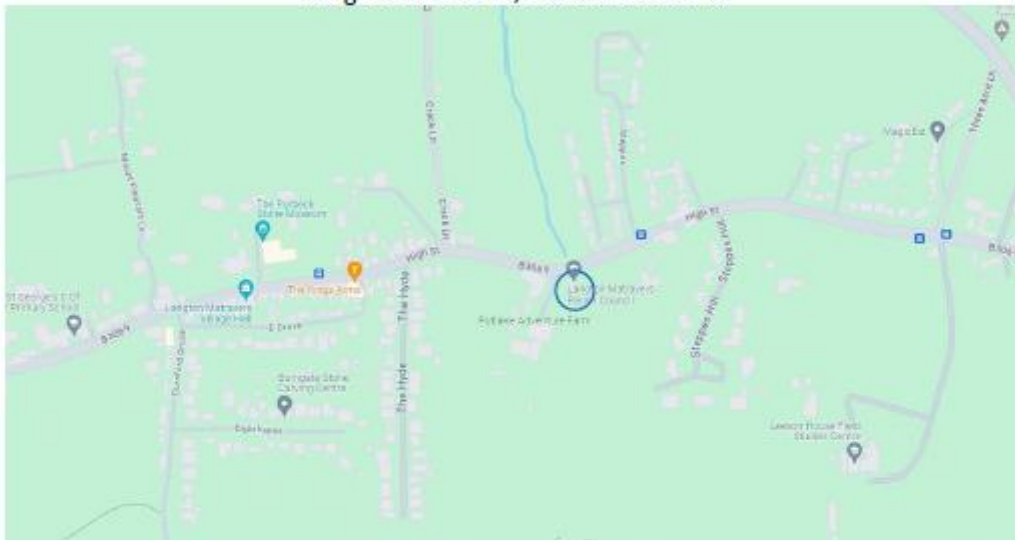


Blue area is the New Extension area, there is no dividing fence.

Blue area is not included in tender.

# Office Area.

Langton Matravers, Dorset. BH19 3HA



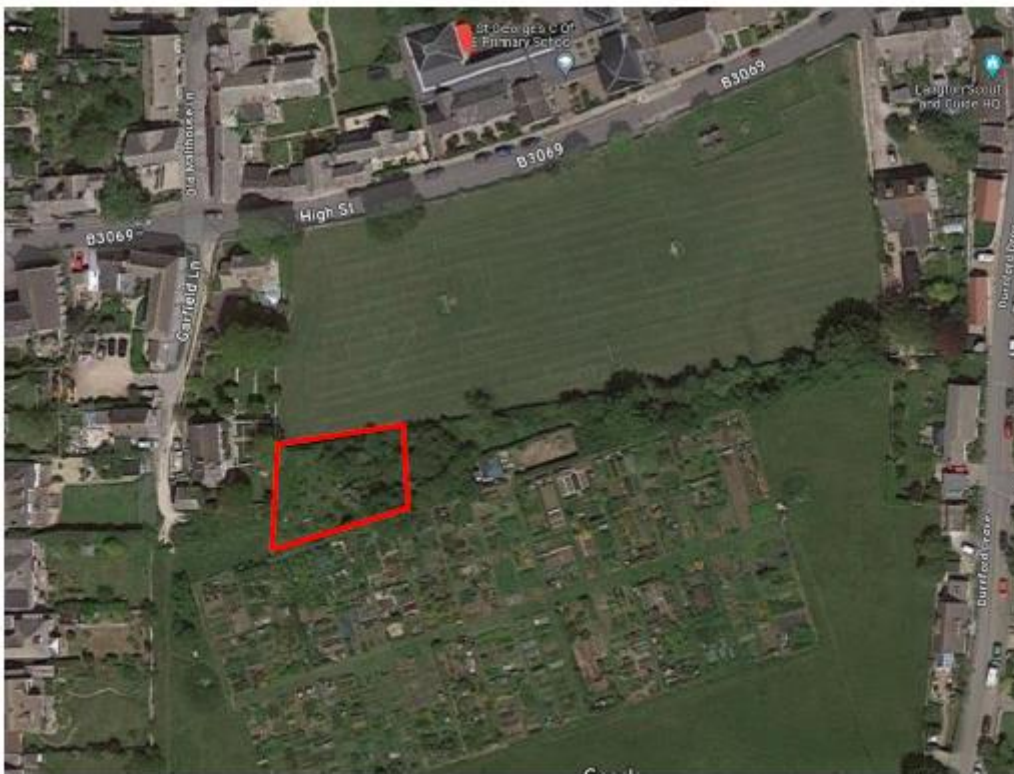
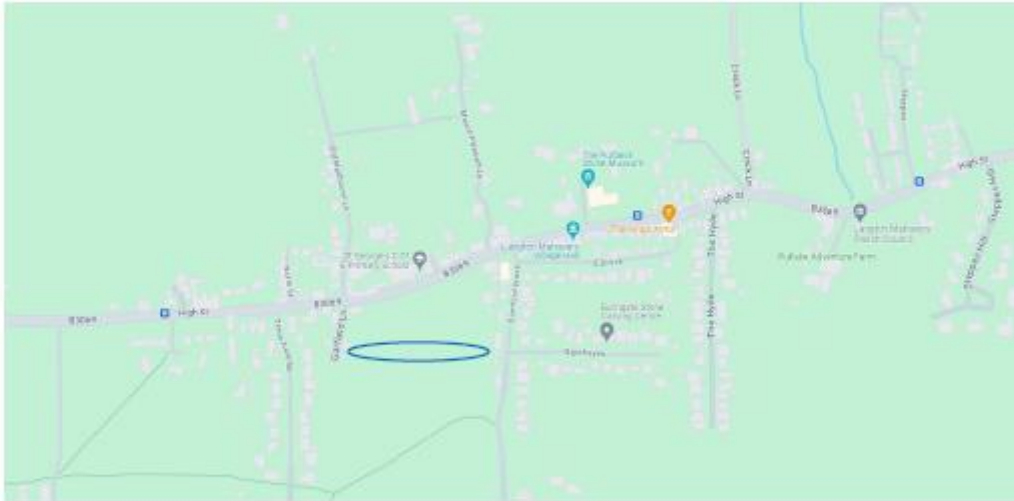
Yellow Area – Mow twice monthly (Except in May, to observe “No Mow May”)

Green Area – Mow twice yearly.

Purple Area (Culvert) – Mow twice yearly

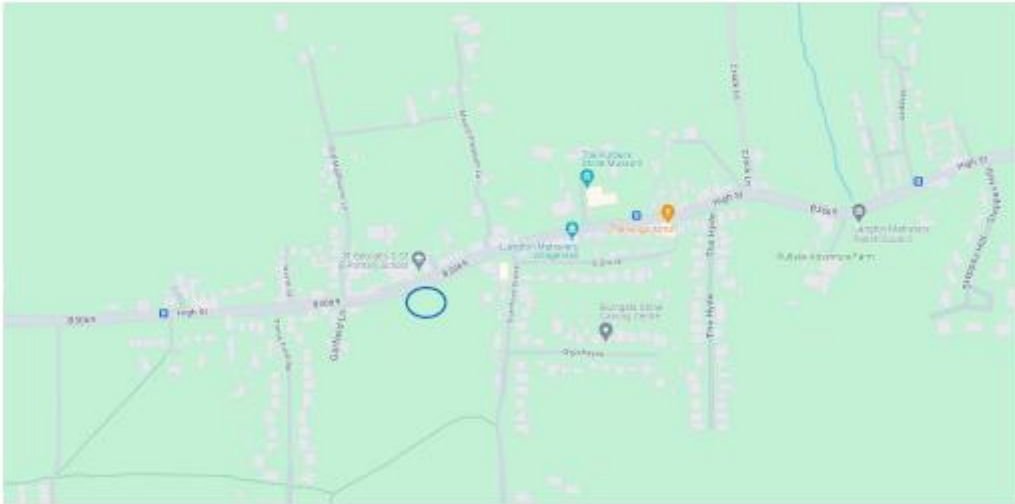
# Orchard / Woodland Trail.

Langton Matravers, Dorset



# Play Park.

Langton Matravers, Dorset



## **Badger Incursion into The Priddle Allotments, Coles Ground, Langton Matravers**

### **Background:**

The Priddle Allotments are a valued local amenity with many of the original Allotment Holders remaining active members.

The original fencing erected 2009, fifteen years ago, was intended to prevent the incursion of deer and rabbits, not badgers. Despite their size, badgers can squeeze through surprisingly small gaps (10.5cm).

A strong determined badger can break through weaker fences, although will not generally climb, as they are more likely to burrow underneath.

The current "rabbit" fencing is of insufficient strength and height to potentially prevent badgers from accessing the Allotments.

Coles Ground has known badger setts located approximately 150-175 meters from the southern boundary and possibly within or just outside the Community Orchard which abuts the northern boundary.

The site of the Allotments, adjacent to farmland, until this year was used for sheep and occasionally cattle, grazing. Absences of livestock has led to an accumulation of vegetation on the boundaries, prolific invasion of thistles and an abundance of ant hills, possibly aiding the badger's access.

### **Badgers Habits:**

Badgers are omnivores, 80% of their diet is earthworms, although they will eat almost anything, from flesh, slugs and insects, fruits (apples, pears, plums, elderberries) to bulbs, birds' eggs, small animals (mice, rats, rabbits, frogs, toads, and hedgehogs) and food bins.

The current dry ground conditions, make it difficult digging for earthworms leading the badgers to seek alternative food sources, such as sweetcorn and carrots.

Badgers are known to be active from just before dusk onwards. Seasons have a profound impact on the activity patterns of badgers, both at and away from the sett. Increased activity during the late winter/early spring (in preparation for cubs) and late autumn (in preparation for winter).

### **Evidence of Badger Activity:**

Badger(s) activity and a badger latrine (known disease vector), was first noted and documented in the spring and autumn of 2022. The Allotment Holders conducted remedial works, replacing sections of the "rabbit" fencing along the southern and eastern boundaries, with financial support from the LMPC for materials during 2023.

Autumn 2023 further badger activity was noted, believed at the time to be a lone young male, at the western corner adjacent to the community orchard. Reinforcement to the gates was conducted to prevent access via this route. Temporary repairs, blocking gaps in the fence, to what may or may not have been entry points were conducted with plans to instigate further replacement of the "rabbit" fencing in the spring of 2024.

Weather conditions, record levels of rainfall throughout the autumn and spring of 2023/24 made any attempt at digging the clay soil impossible and treacherous, using hand tools. Several "working party's" were arranged all were cancelled on health and safety concerns.

From the second week of August 2024 Allotment Holders were alerted to badger(s) activity when sweetcorn on many plots was destroyed. Daily surveillance of the plots identified scratching on the boundaries, a grub nest dug out of a compost bin, and two fresh badger latrines (used this week).

It was also noted that paths on the western and southern boundaries were not easily navigated due to the abundance of nettles and grass having not been regularly maintained. Specific concerns were noted with plots 15b, 18b, 26b, 27b, 5a.

A camera, equipped with night vision was used on two occasions to capture an image of the culprit(s) to identify the extent of the issue. Unfortunately the culprit(s) evaded the camera!

There is no evidence of a badger sett within the Allotment, no soil piles or bedding.

#### **Fencing Options:**

Recommendations are for chain link or welded mesh fencing, attached to wooden posts by heavy duty staples at intervals of 15 cm, to a height of a minimal 1 meter (some websites suggest 3 ft or 1.2 meters) above the ground with the lower section 600 mm buried below ground; 300 mm down into the soil and a further 300 mm turned away from the fence in the direction which the badgers will approach.

This would require digging a trench parallel to the fence line for the wire to be positioned correctly.

The eastern boundary "rabbit" fencing was replaced in autumn 2022 by hand by a small group of volunteer allotment holders. Leaving from the Community Orchard gate on the northern boundary to the corner with the western boundary, the length of the western boundary both sides of the gate and the southern boundary still to be replaced.

With this amount of digging, it would be more efficient and practical using a mini digger with an authorised operator to collaborate with a team of volunteer allotment holders.

#### **Gate Options:**

Consider replacing or cladding the access gates (west & east) with galvanised metal, smooth surfaced often used by farmers to deter badgers from climbing and entering livestock buildings.

#### **Remedial Options:**

Use the current "rabbit" fencing stored in the shed (approximately 180 meters) to raise the height of the existing "rabbit" fencing along the western and southern boundaries to prevent badgers access through the deer fencing gaps.

The northern boundary, adjacent to the community orchard is densely packed with shrubbery, however areas could be reinforced with steel pins and steel mesh, if required.

#### **Other options:**

Farmers use electric fencing to protect cattle from badgers, shown to be 90% effective in scientifically sanctioned trials (not favourable to many allotment holders).

Replace the entire boundary fencing: The fencing and or posts being fifteen years old will require replacement within the next five years.

Create an additional fence one meter outside the current fencing (to specification above) planting shrubs inside the gap between the new and old fences.

#### **Conclusion:**

No fencing will be totally badger proof, however good implementation and maintenance is essential to success and to ensure long term efficacy.

The LMAA request the LMPC consider the options outlined above, recommend, support, and fund the required improvements.