

# FRINTON BEACH HUT ASSOCIATION

**Annual Members' Meeting**

**10 am McGrigor Hall**

**4th May 2019**

## 1. Welcome and introduction from Peter Dias

Good morning and welcome to our 2019 AMM to both old and new members of our association.

My name is Peter Dias and I am the chairman.

House matters first, exits and toilets.

Before I continue I would like to introduce the committee who do their utmost to look after the interests of you the members of our association. This year we have had to say goodbye to Len Tyler has been very helpful with his contribution to the association. In particular, Len was able to see us through the GDPR workings as he had a great deal of knowledge in this area and we could have rented him out to other associations. So a round of applause for Len, please.

I noticed when putting this note together that the association was formed in 1995 and so we will be able to celebrate 25 years next year in 2020. (Silver Anniversary?)

My highlight this year was the Beach Hut Fun Day we had on the greensward, in partnership with Tendring Council, and we need to thank Mike Carran for his help with this. The event was a great success and was down mainly to our sub-committee of Hayley, Steve and Toni with other committee members pitching in on the day. We had a great write up in the Gazette and the good news is that as it was so successful we are doing it again this year. I will let Hayley say a few words about the day and what is in store this year a little later.

Going back to the 1995 Newsletter it seemed that the main problem then as is now is one of security of the beach huts. Yes we are a soft target for vandals and this year we had the added problem of taps being stolen which as they are of a specific design

they are not ready available to the council, but eventually they were replaced. However, security of the huts continues to be the major priority and with the help of Tendring Council, Community Guard and the PCSO's it is something that we are trying to keep to a minimum. Part of the problem with some of the huts is there condition, they are expensive wooden huts but if they do deteriorate then they become an easy target for those who want to cause mindless destruction. I am once again going to make a plea for bottom doors on the huts to be reinforced in some way either by strengthening the door with hardwood behind and a stout lock or place a stout piece of wood across the door like you would see in a medieval castle. The best deterrent is to have the shutter like you see on many huts on Low Wall but this is difficult in other places such High Wall and the Leas.

At this stage I would like to say a big thank you to all those people who carry out the day patrols and report any damage to the coordinators, Daphne West, Michael Chaplin and Ann Humphrey and Philip Thornton for the patrol Rota. They are the ones that telephone you to give you the news that there is a problem with your hut. So big thank to all those involved. If you are not a dally patroller and want to be, we have 3 areas, Walings to the Zig Zag path, then High Wall and lastly The Leas. Although, we have over 1,100 beach huts but each section is of a manageable size. Philip Thornton is the man to see but as he is not here please see Steve Cole after the meeting and he will put you in touch with Philip. This year we have continued with 6 monthly meetings with Mike Carran, Mick Skeels of Tendring Council, the seafronts team, Police, Fire Service and members from all other Beach Hut Committees along the Tendring coast from Harwich to Brightlingsea. These meetings give a chance to talk about all sorts of areas of concern including security of huts but also local issues of policy on hut design, what is allowed to be erected by hut owners and what engineering works are happening along the beach front.

Once again this year we will be launching the rafts. We hope that they stay in place with the new sinkers and each raft is to be painted at each end so it can act as a marker if a child gets lost. Each year they prove to be so successful and if the water and the air warms up we shall have a great time.

Later we will have Mike Carran speaking to us and I am sure will take questions from the floor but before that we need to go through the minutes for last year and matters arising

2. Election of Chairman, Officers and Committee: Members' vote. The vote took place for all Members and all positions on the Committee. None opposed proposals and seconders took place en masse - all in agreement.

Committee Members present - Chris Halstead, Jane Watts, Peter Dias (Chairman), Hayley Hills, Robert Hughes, Richard Fletcher, Steve Cole, Daphne West, Toni Hayhow-Khan (minutes)

3. Apologies for Absence: Committee Members Sue Totham, Julie Searles, Philip Thornton, Jeremy Wordingham. 40 FBHA Members sent their apologies.

4. Approval of Minutes of AMM 2018 Proposed by Michael Talbot, Elaine Rowland seconded. Peter signed.

5. Matters Arising:

Beach Hut Day - 25th July 10am - 2pm. Greensward. All welcome.

Hayley Hills from FBHA Committee gave a short talk, she works in Children's Services and based the Fun Day idea around water safety, sun safety theme for 2018 with other associated activities from golf club, tennis club, stone painting, story telling, Sainsbury's gave away fruit. Police, fire service RNLI had presence. This year the event occurs Thurs 25th July from 10am - 2pm. Arts and crafts, mini sports will be in addition to last years' contributors and further support has been indicated from Co-op funeral service, Caxton bookshop.

Dog restricted signs on beaches - FBHA Committee solution is stencilled sign on beach side of prom red for not dog friendly, green for dog friendly. It is an action in progress supporting existing bye laws restricting access to certain beaches. Jane Hughes remarks that size of sign requires to be sufficient to be seen at low tide and/or paint prom red/green along the top ledge to reinforce the info already on plastic signs and cards

distributed by FRA . Members told various stories of applying enforcement by talking to members of public which sometimes results in verbal abuse, while others do have those that take heed. Mike to talk re the topic in his speech.

Dangerous state of Queen's Road Ramp Access - splitting tarmac with large fissures which prevents smooth access to/from the beach as fissures occur in central part of ramp.

6. Mike Carran, TDC Head of Sport and Leisure reports the following:

Applauds efforts of FBHA and Peter's continued input. Committee and Members present agree and show their appreciation to Peter.

Yana Humphrys now has an apprentice and they are the first point of contact regarding beach huts.

Security - two infra red cctv cameras have been bought and are about to arrive. They are portable to allocate to areas where vandalism has occurred or is prevalent. It is hoped that FBHA will identify suitable locations with Mike Carran. Installation is with a view that Police will go and talk to miscreants rather than immediately prosecute, but obviously that depends upon the type of damage caused.

Structures - There is 3 year period of renewal or repair to council staging on which huts sit which is about to commence. Owners will be informed which huts will be affected according to priority, before work commences. No proposal for staging for those huts just down from Clocktower without a structure, to be given staging in short term. Yana now has a list for owners to contact to learn the schedule of works.

Dogs and enforcement - can only enforce if the Dog Warden asks owners to step off the beach to issue fixed penalty notice. TDC note most people tend to be oblivious rather than abusive. Mike says if community want to do something Mike Carran and Leisure Services would like to support our ideas and liaise between Environment Agency, who will become involved if signage is to be painted on sea walls. New Beach Patrol Team in place since Easter to monitor dog and cycling issues. Mike wants proms to be pure pedestrian areas for folk to enjoy.

Loud Music - Mike recommends in the first instance speak to Beach Patrol personnel near zig zag steps. It is a nuisance and anti-social behaviour. This year Beach Patrol will walking length of whole beach area during course of the day and will be more visible to all Members, not just those near zig-zag path. A Member asks for a hotline number to be made available for those on the beach to contact when anti-social behaviour, particularly cyclists, BBQ's and Noisy Speakers. What is the hotline number?

Mike would like this to be discussed with meetings of all beach hut associations. It was noted difficulties at sea covered by 999 and RNLI. Member feels rules and regs should be printed regularly in local press so all locals are aware, Mike keen for more positive approach rather than a negative approach.

279 H Bin does not have a lid - Mike to address  
87 The Walings bin is required

Drones on beach - no policy as yet but TDC considering it's approach over the beach and public areas. CAA guidelines say not near people, Patrols can ask drones to be stopped.

BBQ on beach is permissible to BBQ after 6pm but Members have issues with BBQ's on Greensward and the ability to enforce this

Gate Code - A Member asks if it can it be distributed to Members? Mike says it is distributed to Committee Members and strategic people but does not feel it is necessary to be made available to all FBHA Members

Grass cutting - This year grass cutting is going to be supplemented in summer season so areas around huts will be addressed more regularly.

Shelter bottom zig zag path - no plans to replace shelter which has now been removed but TDC have allocated money to make list for improvements after the summer. To discuss with Committee after summer.

FBHA Member notes that at The Leas area zig zag path being used by horse riders, Mike has ordered a sign to be placed at top of paths NOT to be used by equestrians. Should horse owners clean up after the horse? Mike thinks they should but no policy exists.

Wall Raglan Rd Toilets is crumbling - Mike admits it has been neglected but will pursue it. Queen's Road ramp has large fissures requiring repair, Mike has noted this.

Toilet soap at Walings Toilet requires additional dispensers - cleaning services now brought in house by TDC so will be addressed.

Member Tina Hood reports that 8 and 11 The Leas Huts looking in derelict state - asks why TDC hasn't reclaimed the site and the hut according to the terms of site rental, Mike will pursue, as assumes site fee is regularly paid so does not necessarily attract TDC attention.

Mike states TD Council does not issue regulations requiring a gas safety Cert for hut owners who wish to rent their beach hut. It was brought to the attention of all gathered that Boydens are now making charges to hut owners for Gas Safety Cert to be issued and charging for replacing gas bottles.

It was brought to everyone's attention that all devastating fires (Dovercourt example) seem to be propelled by gas canisters and owners are encouraged to remove gas bottles on daily basis and have smaller gas bottles.

7. Membership Report - Robert reports we have 790 members, an increase of 17, 760 paid 30 yet to pay. FBHA encourages e-mail communications to reduce paper and postage costs to association, paper circulating during meeting for attending Member's e-mail details. Please send e-mail changes to Robert.

8. Patrol Officer's Report - separate document provided by Philip and distributed to all before meeting.

9. Treasurer's Report - FBHA principal expenditure is security and raft maintenance - Fun Day expense is £500 with additional contribution from TDC of £1,000. £23,000 + in bank account to date. Rafts owned by FBHA, Hall's of Walton maintain, store and put them in and out of water. Member questions if TDC could pay for raft maintenance and upkeep. To be discussed at later Committee Meeting when Mike Carran present.

Owners of 146 Low Wall have noted raft has been moved to an adjacent beach and ask can it be re-instated to the original beach? Hayley reports she accompanies Halls and says rafts will not be moved in future as the sinks are permanently in the sea. Letters have been received by FBHA stating some members do not want raft on their particular beach!!! Generally most are happy with location of the rafts, and while we have 6 rafts there no plans for more.

Anthea D'Ancy (39 Walings) remarks on the cost of Community Guard security and why there are less fees this year? Robert and Peter state that while patrols are regular they also targeted by us at times when we feel huts may be vulnerable. This year Security Guard are not VAT reg, neither are we, so costs are reduced.

Robert remarks that website increased costs are due to work on making website more accessible but due to lessen this year.

Accounts Proposed by Ian Griggs (286 Low Wall), seconded Anthea Grayston (225 Low Wall)

## 10. Any Other Business

Daphne West draws attention to balconies and extended balconies, people are going beyond the limitations and asks about enforcement by TDC. It is noted FBHA Committee against enlarged balconies. Mike and Peter state that TDC and Committee are in discussion from September onwards regarding the issue with further information being made available to owners in due course (most probably next year's fee notification in March 2020)

Mike replies that adaptations of any kind are so varied and out of control. TDC do have a proposal which they would like to implement in collaboration with all beach hut associations. Mike feels TDC have to stop turning a blind eye to variations to beach huts and encroachment on Council land. Mike notes that if owners apply for planning applications owners can object but if owners do not submit planning the Council should be informed. It will be addressed but first discussed with all associations but rolled out in close season from Sept 2019 and beyond.

Member remarks Licence demand should include council requirements and what is NOT permitted. Member asked question if an audit has been compiled regarding those huts that have had alterations which do not comply to TDC regulations, if not, who will compile the Audit? Peter replies High Wall is where most verandahs and balconies have been extended. Why does council not take immediate action - Mike not involved with planning but agrees that actions need to be taken. Planning Department needs to be informed about huts that contravene planning requirements.

Audit idea is good one, Mike will bring associate from Planning Dept to next FBHA Committee Meeting.

Meeting brought to close. 11-15am.