

13th September 2022

You are requested to attend a meeting of the **Bat & Ball Centre User Group** to be held at the Bat & Ball Centre, TN14 5DN, on **Wednesday 19th October 2022** at 7.00 pm.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at sevenoakstown.gov.uk or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.



**Town Clerk
AGENDA**

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Bat & Ball Centre User Group Members:

Cllr S G Raikes – Chairman
Cllr Dr J M Canet
Cllr Mr R J Parry
Cllr C E Shea
User Group Representatives

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any matters on this agenda.

1 APOLOGIES FOR ABSENCE.

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

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3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES

To receive, adopt and sign the minutes of the Community Centre User Group held on 10th April 2019 [copy previously circulated and attached hereto]

5 BAT AND BALL CENTRE

To receive the Town Clerk's verbal report.

6 BAT AND BALL STATION

To receive the Town Clerk's verbal report.

7 FEEDBACK FROM HIRERS

7.1 To receive report relating to Feedback Forms received.

7.2 To receive and consider notifications and updates from users of the current Bat & Ball Centre.

8 PRESS RELEASES

To receive and consider any item worthy of a press release.

**Sevenoaks Town Council
Minutes of the Community Centre User Group Meeting held at
The Sevenoaks Community Centre on Wednesday 10th April 2019**

Meeting commenced: 7.00 p.m.

Meeting concluded: 7.32 p.m.

Present:

| | |
|-----------------------------|---------------------------------|
| Cllr Simon Raikes, Chairman | Sevenoaks Town Council |
| Cllr Andrew Eyre | Sevenoaks Town Council / Stag |
| Cllr Rachel Parry | Sevenoaks Town Council |
| Cllr Richard Parry | Sevenoaks Town Council |
| Cllr Marilyn Canet | Sevenoaks Town Council |
| Allan de Turberville | PROBUS |
| Mr Bryan Miles | Tea Dance |
| Mrs Pamela Homes | Arts Society, Knole |
| Janet Davies, Trustee | Sevenoaks Day Nursery |
| Mr Bryan Richardson | Sevenoaks District Arts Council |
| Linda Larter | Sevenoaks Town Council |
| Janet Chambers | Sevenoaks Friendship Centre |
| Richard Baxter | U3A |

17. Apologies for Absence

Received from Cllr Maxine Chakowa, Cllr Roderick Hogarth, Cllr Robert Piper, David Williams (PROBUS), Adrienne Brewin (Breathe Easy), Phyllis Smith (Family Anonymous), Cate Pruce (Hollybush Montessori)

18. Requests for Dispensation

There were no requests for dispensations from Councillors.

19. Declaration of Interests

There were no Declaration of Interests from Councillors.

20. Minutes of the previous meeting of the Community Centre User Group held on 6th December 2018.

RESOLVED: That the Minutes were a true record of the meeting and to be signed by the Chairman.

21. Bat & Ball Centre Development

The User Group received a verbal report from the Town Clerk and noted that tenders were due on 15th April 2019 and scheduled for work on the new build to commence on 1st June 2019.

It was noted that since the previous meeting the Town Council had been successful in obtaining a £1.2m grant from the Sevenoaks District Council Community Investment Levy fund towards the new Centre.

The Sevenoaks Day Nursery new buildings would be craned on to site on the first weekend of June 2019.

It was understood that most hirers had obtained alternative accommodation from 1st June 2019. All hirers had been reminded that they needed to remove any items in storage prior to that date.

22. Bat & Ball Station Building

Most of the project had been completed and snagging works were currently being undertaken. The building café had been open and community rooms available for hire from 11th March 2019. An Evaluation Report was currently being finalized and draft copies circulated.

Works to the access ramp to Platform 1 from the community centre site would commence on 29th April 2019.

It was also noted that a Community Rail Partnership (CRP) was being developed. The CRP had the following key aims:

- Bring together five separate stations (Swanley to Sevenoaks) and Darent Valley Partnership to create the scenic rail route – Samuel Palmer Line
- Share promotion to encourage passengers to use the station to visit local tourism attractions
- Increase footfall to local tourism attractions at each station
- Create a distinctive ‘brand’ for the line
- Link the use of the train to other non-car form of transport e.g. walking and cycling
- Raise awareness of local heritage relating to the Samuel Palmer artist.

23. Feedback from Hirers

Those present provided the following feedback on the alternative arrangements they had made during the construction of the new centre:

| | |
|-------------------------------|--|
| PROBUS | Had to moved to Kippington Church, noted limited car parking |
| Senior Action Forum | Had ad hoc meetings and was able to use other venues |
| Sevenoaks District Arts Forum | Using Luggage Room at Bat & Ball Station |
| Arts Society, Knole | Using St Nicholas Church |
| Sevenoaks Friendship Centre | Bowls Club at Hollybush Queried whether it would still be possible to use community centre for free car parking for their |

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| | annual outing? Town Councils officers to review once building contractor appointed. |
| Tea Dance | Stag, Plaza Room |
| U3A | St Nicholas Church |

It was also noted that five regular hirers not present at the meeting had relocated to the Bat & Ball Station building.

All hirers were reminded that any items stored in the Centre needed to be removed by 31st May 2019.

Sevenoaks Day Nursery were trying to complete the main elements of the installation of their facilities prior to a contractor starting on the Centre development. The buildings were being craned on to the site on 1st and 2nd June 2019, the site would be closed to the public. Fitting out of the buildings would then take place to be operational for September 2019. During this time the nursery would continue in current buildings. A temporary walkway along the Travis Perkins boundary fence would be constructed for pedestrians accessing the nursery. Sevenoaks Town Council had extended the lease area to the Sevenoaks Day Nursery to enable them to retain the Club Room on the condition that this was also shared with a similar preschool organisation as required. During the construction of the Centre Hollybush Montessori would be using the facility during term time. Sevenoaks Day Nursery had also been successful in obtaining a Community Infrastructure Levy grant from Sevenoaks District Council.

24. Next Meeting and Progress Reports

The next meeting was scheduled for December 2020. During the construction period Progress Reports would be distributed to the Community Centre User Group members.

25. Press Releases

It was agreed not to issue a Press Release.

There being no further business the Chairman closed the meeting.

Signed

Chairman

Dated

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Bat & Ball Centre Users' Group – 14th September 2022

Compliments received for Bat & Ball Centre since its reopening in December 2020

| No. | Date | From | Event | Compliment |
|-----|----------|---|--|---|
| 1. | 04.09.20 | Sevenoaks Day Nursery | Bat & Ball Centre | What a fantastic achievement; the exterior, of course, looks great but I was totally impressed with the interior design, the quality of the fittings, the practical nature of the thinking behind the design and the quality of the finish. A brilliant all-round effort. |
| 2. | 30.11.20 | Byron Brown | Bat & Ball Centre | 3D Tour of new 'Bat & Ball Centre' great idea and works well. New Centre looks very nice and comfortable. |
| 3. | 10.12.20 | Cllr.Purves, SDC | Bat & Ball Centre | Thank you for the guided tour. Very impressive! |
| 4. | 11.12.20 | Potential hirer | 3D Tour of Bat & Ball Centre | Ah, thank you, that looks absolutely beautiful. |
| 5. | 06.01.21 | Cllr Granville-Baxter | B&B Centre video for Chamber of Commerce | It's great to see you presenting this Linda - the project and the resulting asset is a tribute to you and to everyone involved in getting it here. Sevenoaks finally has the Community Centre it deserves. |
| 6. | 06.01.21 | Cllr Parry | B&B Centre video for Chamber of Commerce | <p>A great video which shows the main features of the super, new Bat & Ball Centre and provides an excellent overview of the Centre's features and facilities to all potential users and hires.</p> <p>The new Centre is a really good example of the vision of our Town Council, its provision of high-quality facilities for the Town's residents and visitors alike and also a very positive example of you and your staff's management skills and abilities to deliver high quality projects on time and within budgets; especially during the very challenging conditions caused by the Covid 19 pandemic. Very well done.</p> |
| 7. | 06.01.21 | Cllr Busvine | B&B Centre video for Chamber of Commerce | Brilliant video - brilliant project. Thank you. |
| 8. | 22.01.21 | Director, Urban Initiatives Studio | 3D Tour of Bat & Ball Centre | That's brilliant - what a transformation! |
| 9. | 04.02.21 | Manager of Asymptomatic testing Centre. | Bat & Ball Centre | And finally, can I take this opportunity to thank you and your staff at both the Bat and Ball Centre itself and at the Council offices. We have been made to feel so welcome, with Linda, Nick Cave and Caretakers Dave Munson |

Bat & Ball Centre Users' Group – 14th September 2022

| No. | Date | From | Event | Compliment |
|-----|----------|-----------------------------------|----------------------------------|--|
| | | | | and Derrick Rogers helping us at every point along the way when we were setting up the site. They really have been amazing and are a credit to you. |
| 10. | 02.03.21 | Sevenoaks Lions Club member | B&B Centre | By the way the Community Centre looked very impressive when I attended for a COVID test! |
| 11. | 23.06.21 | Cllr Irene Collins, SDC | Invitation to B&B Centre Opening | May I take this opportunity to congratulate STC Councillors and staff for delivering such a marvellous facility for the community. |
| 12. | 26.07.21 | Lord Sackville | Bat & Ball Official Opening | Thank you very much for inviting me to such a splendid celebration of the reborn Bat and Ball Community Centre yesterday evening. It is a wonderful facility and has been most skilfully remodelled. |
| 13. | 26.07.21 | Ikram Ahmed | Bat & Ball Official Opening | We all loved the refurbished community centre and hope to continue for a long time to come. |
| 14. | 26.07.21 | Brian Richardson | Bat & Ball Official Opening | Just a quick message to say thank you for the Reception Please Thank Linda / STC / Marilyn and of course yourself. |
| 15. | 27.07.21 | Merrill London | Bat & Ball Official Opening | <p>Congratulations on the very successful opening of the refurbished Bat & Ball Centre yesterday evening. It has certainly put the whole area on the map.</p> <p>Thank you also for the kind thought of naming one of the rooms after John. I am touched by the thought, but I think John would have thought that he was undeserving.</p> <p>Please pass on my thanks to Linda Larter for all her hard work throughout this project.</p> |
| 16. | 27.07.21 | Jonathan, Moulton Taggart Limited | Bat & Ball Official Opening | <p>Thank you for the invite, it was good to meet up with the Team and enjoy experiencing the Community Centre in use. The band were most enjoyable.</p> <p>We hope to be able to work with you again in the future and thank you for being an excellent decisive Client.</p> |
| 17. | 27.07.21 | Roger Lee | Bat & Ball Official Opening | <p>What an excellent evening on Sunday. It was especially good to hear that your brilliant efforts received the acknowledgements that they deserve. And that's to say nothing about the wonderful B&B Station!</p> <p>Thank you very much for the invitation.</p> |
| 18. | 27.07.21 | Adrienne Brewin, | Bat & Ball Official Opening | Esther and I would like to thank you, Dr Canet, and the councillors for a most enjoyable reception on Sunday evening. It was a real treat to be able to see the new Centre opened and to |

Bat & Ball Centre Users' Group – 14th September 2022

| No. | Date | From | Event | Compliment |
|-----|----------|-----------------------|--|---|
| | | Breathe Easy Exercise | | hear your explanation of last year's building – having done a little project management myself, I take my hat off to you for getting it all done so beautifully, on time and on budget. We had our first exercise class there today and everyone was truly delighted with the large hall. The need to be distanced for safe exercising was not a problem, due to it being so spacious, and Andy, the new caretaker, could not have been more helpful. Thank you so much for all your hard work. |
| 19. | 28.07.21 | Pam Walshe | Bat & Ball Official Opening | Roger and I would like to thank you so much for the invitation to the evening reception to mark the opening of the Bat and Ball centre. We were so impressed by the way the facilities have been transformed and congratulate you on such a splendid outcome I am sure that bookings will surge ahead as people will want to make use of all you have to offer now. Thank you again for a most enjoyable evening |
| 20. | 30.07.21 | Penny Cracknell | Bat & Ball Plaque Unveiling | The new community centre looks brilliant too. An absolute transformation. Good news which we all need! |
| 21. | 04.11.21 | Bat & Ball Hirer | Charity event at B&B Centre – Afternoon Tea | Yesterday went so smoothly thanks. Everyone LOVED the venue, and Adam and particularly Debbie really came up trumps and made everything run without a hitch and with SUCH delicious food!! I can't thank them enough. Folk are wanting to come again though obviously we use venues throughout the area, but I'm pretty sure we'll be back !! if you'll have us?! Thanks for all you also have done to support and help me with organizing this Liz. I'mgrateful to you all for helping to make it a success. |
| 22. | 07.01.22 | The Mayor, Cllr Canet | Bat& Ball Centre being longlisted for RIBA Journal MacEwen Award 2022 | Many congratulations to you and everyone involved. Our Bat and Ball Centre is beginning to be enjoyed by our community and the quality of the building appreciated by all who use it. |
| 23. | 10.01.22 | Cllr Granville-Baxter | Bat & Ball Centre being longlisted for RIBA Journal MacEwen Award 2022 | Good! So pleased that it's not only known to be stunningly functional but also a design icon. Congratulations. |

Bat & Ball Centre Users' Group – 14th September 2022

| No. | Date | From | Event | Compliment |
|-----|----------|---|---------------------------|--|
| 24. | May 22 | Members of Public, reviews on Google Business profile | Bat & Ball Centre | 2 x 5 star ratings |
| 25. | May 22 | Member of Public, review on Google Business profile | Bat & Ball Centre | I attended a wedding here 4 weeks ago. It's a very friendly, clean atmosphere. Lovely place to have your occasion. |
| 26. | 30.07.22 | Member of Public, review on Google Business Profile | Bat & Ball Centre | Absolutely stunning, the new rebuilt place is so much better and a brilliant size with beautiful grounds , it's the first time I've been back since it's been rebuilt and I was totally shocked, good size venue for parties and smaller events, workshops and classes, very clean, nice and modern, car park and tennis courts too, with onsite facilities and a gated outside area |
| 27. | 30.07.22 | Member of Public, review on Google Business Profile | Bat & Ball Centre | 4-star rating |
| 28. | 02.08.22 | Cheeky Cherries Face Painting via Google Business Profile | Bat & Ball Centre | Worked here at the weekend and boy hasn't it changed, nice space to hire out for different occasions, good facilities and nice size car park, highly recommended for parties and small events, nice gated area , tennis courts , garden area, a small hall and a larger one with a stage, nice reception area |
| 29. | 07.08.22 | Member of Public, review on Google Business Profile | Bat & Ball Centre | 4-star rating |
| 30. | 09.08.22 | Bluebird Care | Hall hire at B & B Centre | I wanted to say thank you for hiring the hall. Our customers had a great time. It is a lovely hall and great space. The guy that was at the hall was fantastic and helped us with different things that we needed and showed us where everything was. We definitely, in the future, would love to use the hall for other events. |

Bat & Ball Centre Users' Group – 19th October 2022

Compliments received for Bat & Ball Station since December 2020

| No. | Date | From | Event | Compliment |
|-----|----------|--|---|--|
| 1. | 10.10.21 | Member of Public Review on Google Business Profile | Bat & Ball Station Cafe | 5 star rating. Lovely new cafe that was renovated from the old Bat and Ball station in 2019. Their food is really nice. It's a good place to sit down for a while with a cup of tea. |
| 2. | 23.10.21 | Cllr Busvine | Loo of the Year Award (B&B Station) | Another STC triumph! Well done... |
| 3. | 23.10.21 | Cllr Canet | Loo of the Year Award (B&B Station) | Amazing results. Great for travellers and residents. |
| 4. | 23.10.21 | Cllr Granville-Baxter | Loo of the Year Award (B&B Station) | Just what we want to hear. Congratulations! |
| 5. | 23.10.21 | Cllr Michaelides | Loo of the Year Award (B&B Station) | Great news, one we can all be rightly proud of! |
| 6. | 14.02.22 | Cllr Granville-Baxter | Bat & Ball Station featured in Design Council - The Value of UK Rail Infrastructure | Thank you, Linda: how fitting to be setting a good example and for that example to be amplified in this way. |
| 7. | 16.03.22 | Town Clerk | B&B Café – Env. Health Inspection 5 Stars | Well done to Tom and the team. |
| 8. | 16.03.22 | Cllr Eyre | B&B Café – Env. Health Inspection 5 Stars | Please pass on my congratulations to Tom and the team. I know how difficult and how much work is involved in getting and retaining those magical 5-stars. Well done! |
| 9. | 16.03.22 | Cllr Granville-Baxter | B&B Café – Env. Health Inspection 5 Stars | That's more good news: thank you for sharing it Linda. |
| 10. | 17.03.22 | Cllr Mrs Parry | B&B Café – Env. Health Inspection 5 Stars | Very well done. We shall have to go back there again! |
| 11. | 24.08.22 | Cllr Raikes | Arts & Crafts at Bat & Ball Station | Clearly your initiative struck a chord, so congratulations on getting the word out and making such a success of it. |

Bat & Ball Centre Users' Group – 19th October 2022

| No. | Date | From | Event | Compliment |
|------------|-------------|--|-------------------------------------|--|
| 12. | 25.08.22 | Town Clerk | Arts & Crafts at Bat & Ball Station | Can I echo Cllr Raikes, congratulations on project managing and delivering this. |
| 13. | 25.08.22 | Cllr Clayton | Arts & Crafts at Bat & Ball Station | Yes - thanks from me too. We were there with granddaughters for the session early in August. They loved it and had a great time. |
| 14. | 25.08.22 | Cllr Granville-Baxter | Arts & Crafts at Bat & Ball Station | It was brilliant and will have some great knock-on results. Congratulations for dreaming it up. |
| 15. | 11.10.22 | Member of Public Review on Google Business Profile | Bat & Ball Station Cafe | 5 star rating. Great little place. Polite staff and nice food. I come here infrequently for a sandwich/cake or both with a coffee. They're a small team, sometimes there can be a wait, which is perfectly understandable. |