

## **BMC Hut Seminar 2015**

### **Effective Management Workshop - John Scarborough**

Important management issues were highlighted during the workshop, which can be summarised as follows:

- 1) Upgrading facilities to expand market/usage, and to meet increased user expectations (for example, to enable booking of individual rooms, or to provide shower facilities and wifi).
  - How to pay for this?
    - Loans/gifts from club members
    - Grants from Sport England
    - Increased subs/hut fees
  
- 2) Dealing with external dependencies and constraints.
  - Improving communication and relationships with planning authorities
  - Improving communication and relationships with landlords
  - VOA (Rateable value of huts) - consistency and getting the best deal
  - Better awareness of legislation
    - Felt that the BMC needs to take more action as the Representative Body to collect and inform hut owners of relevant laws and changes
  
- 3) Increasing maintenance demands due to increased expectations and standards, H&S legislation and Child Protection legislation. Ways to manage this might include
  - Split responsibilities, e.g. Maintenance Officer, H&S Officer, Child Protection Officer
  - Clear definition of roles and responsibilities from the main Club Committee down to the Hut Management team
  - Increased use of local contractors and tradesmen
  - Effective maintenance scheduling
  - Upgrading to reduce maintenance load including use of failure sensing devices
  - Developing local contacts to act as paid caretakers and to undertake minor maintenance/cleaning