

# **Moretonhampstead Development Trust - inc Green Hill Arts and Wellmoor**

## **Minutes of AGM 8<sup>th</sup> December 2022 7 pm**

### Present:

John Willis (Chair of Trustees), Jenny Bates (Trustee), Peter Turner (Trustee), Catherine Back (Trustee), Alastair Wimberley (Trustee), Andrea Foxwell (Trustee), Richard Foxwell (Trustee), Liz Prince (Treasurer of Trustees), Rachel Kelly (MDT Development Manager, Minutes) Cameron Caverhill (Vice Chair of Trustees), Nina Bailey (Trustee), Penny Simpson (Parish Council rep. on MDT)

Sebastian Payne (Bowring Library Trust), Becky Beasley (Community Club and Social Prescriber), Colin Lloyd (Post Office and Baskervilles), Graham Austin (Sports & Community Centre), Judith Newman (Swimming Pool Trust), Peter Murphy (Editor News in Moreton), Jane Bowes (Treasurer of Youth Club), Mervyn Sellick, Sian Colridge (Union Inn), Pauline Harrison, Simon ? (residents).

### Apologies:

Peter Nottingham (MDT Finance officer), Margaret Spittles (Information Centre), Joan Cox (Morecare), Carol Harvey (Chair Greenhill Arts), Emily Dooley (Trustee), Vivienne Hodges (Chair of Parish Council)

### 2 Minutes from last AGM: held 3<sup>rd</sup> Dec 2021 (for 2020)

The minutes handed out were the wrong minutes and for the previous year – John apologised and these will be sent out to follow for approval. (This was done after the meeting with a request for comments about desired changes – none were received so the minutes are taken as approved).

### **3 Accounts for the Financial Year Jan 2021 to Dec 2021 and appointment of Examiners for 2022 Accounts**

The full Accounts for year 2021 were approved by the Trustees and submitted to the Charity Commission and Companies House in September.

Liz Prince circulated and presented summary figures to the meeting. Partly because of government covid grants the overall picture remained stable. And despite covid, GreenHill retained full occupancy of offices and studios in this year.

There were questions from the floor about the outstanding hospital debt and it was felt that the issue was not clear. Also there was a request from the floor that more details on the accounts, such as the balance sheet, be made available. John promised to circulate full Accounts to those that requested this. It was also pointed out that the 2021 Accounts are available on the Trust website.

Trustees have re-negotiated the loan for the Greenhill project –£48K will be outstanding at the end of Dec and there is a guarantee to continue to full term in 2034 at same favourable interest rate.

Recent price rises have meant that the service charges at Green Hill have had to increase – however tenants have accepted this. There is full occupancy of offices and studios. We are grateful to our tenants.

Cameron Caverhill proposed that Griffin Accountants be appointed as external examiners for 2022 accounts, seconded by Alastair Wimberley. This was agreed: 9 voted for, 4 abstained and no objections.

#### 4 Resolutions

##### 4.1 Directors / Trustees

The following was elected to serve for three years: Catherine Back.

The following were re-elected for a further term: Cameron Caverhill, John Willis, Jenny Bates

##### 4.2 Objects clause of Articles of Trust be amended:

Richard Foxwell requested a change to allow Wellmoor to deliver the “Active care-homes” project in partnership with other organisations outside the immediate area, so as to spread the benefits. At the moment this would not bring additional income or liabilities. This was seconded by Catherine Back.

13 voted in favour. No against or abstained.

#### 5 Annual Reports 2021

The full Annual Report and Accounts are available on the Trust’s website, and were circulated after the meeting.

The Strategic Plan was devised in 2021. The Plan sets out what we have been doing and the new objectives for the coming years.

John explained the wider engagement theme to try and reflect what the community wants to happen – with blank column for suggestions for new objectives.

On supporting business and facilities – we have not achieved the establishment of a business hub at the local library.

Bas Payne added comments on the library building: negotiations with DCC are looking positive with DCC feeling weight of responsibility of the building and seeing it now as more of a liability that they would like to transfer to the Bowring Library Trust. Draft Heads of Terms have been exchanged. Recent repairs on the roof are good quality and have saved £20-30K, but rainwater pipes are still causing leaks, which need remediation and making good. There is capital of approximately £50,000 in hand for the build but the economics of

the building going forward are now less positive –the BL Trust is pushing for HOTs which will allow a future sale as fall back.

The tenants have moved out during building work, and it is uncertain if and when they will return. Graham Austin asked if the library could be incorporated into another community buildings. Bas replied that no offers have come forward that are viable and meet community approval (see Consultation Report 2016).

Arts report Andrea Foxwell presented her report on recent exhibitions and activities. The Arts Group is developing a community-based programme which they hope will receive Arts Council funding. She praised the curatorial work of Carol Harvey; artists are always thrilled with how their work is presented.

Health and Wellbeing Richard Foxwell presented his report

#### Hospital

We still lack a community strategy for it but we are waiting for NHS Devon to complete their review into Cottage hospitals. Meanwhile NHS Property Services are letting space as before on a commercial basis: currently to RD&E, NEDCare and Knead to Connect.

#### Climate Action

The Trust has formed a joint working group with the Parish Council to find practical ways to back up the Climate Emergency Declarations both organisations have made. The latest version (Sept 22) of our Carbon Plan was circulated: it contains both future plans and current activities in the areas we have identified as important.

For example the Parish Council publish each month a new “Green Tip” in News on Moreton and post also on the Moreton Hub: this is to encourage or enable people to reduce their carbon footprint.

We have been involved in initiating several biodiversity projects and the Trust now owns a protected wet meadow.

Through a TDC grant to the Parish Council we are investigating the problem of silage wrap waste in the countryside.

Community Allotment is a successful project - a Wellmoor initiative.

The Community Larder (Nina Bailey) has come about from the need to reduce food waste and therefore carbon. It is free to access and residents, allotment holders, and businesses are encouraged to put spare food in, and take food out. Questions were asked about this, including a suggestion that this undercut the business of greengrocers. Nina replied that the local shops had been consulted, but that the organisers were happy to talk further. She emphasised that it was for local waste food only, and there is a firm policy that goods placed in the fridge should not be “posted” on social media.

There were also concerns about competition for cafes by the Friendly Friday service. However, some local businesses do benefit by supplying the food for this.

#### Men in Sheds

Peter Turner reported that this group were still looking for a location.

Needs to be about 20msq = 20m x 7m building with outside space. 10 people are keen to begin work on it.

Graham Austin offered that Peter Turner speak to him about a shed on the Sports Centre site.

## 6 Open Forum

Pauline Harrison asked about the speed and reliability of broadband, eg for virtual activities such as streaming into care homes. Can an improved infrastructure be included in MDT's plans?

Richard Foxwell replied that it had not been a major issue for our work so far. But there are some parts of the town where coverage is unreliable, despite recent improvements. Some businesses such as Papillon Gin are not satisfied with their connections, and Health Providers say they would be able to provide better services if these could be improved. With expert advice we could look at this. We are encouraged to register for FTTP as early as possible (currently we have FFTC).

The Information Centre is struggling – could they access the £2K which is ring fenced for Business Association activities? Or should this be used to refresh the Visit Moretonhampstead website, which now comes under the IC?

Other uses for the funds are the Xmas trees and lights, though this is partially self funding.

Graham Austin said that we should have an MBA again. However, Richard Foxwell replied that MDT's attempts to obtain businesses' views, advertise training, or set up a new committee, e.g. via 80 letters handwritten with reply envelopes, had had a really poor return.

Jane Bowes suggested that the new houses at Hingston View (maybe 100 people) provided an opportunity for the community. A Welcome pack could encourage them to join in and contribute. It was noted that this was something the Parish Council has done in the past. Part of this was the Golden Pages (Business Directory – last produced in 2008) which was subsumed into the new Moreton website.

Peter Murphy pointed out that the News in Moreton already delivers to the new houses – but the meeting felt it needs to be more than that. It should include incentives, introductory offers, for example. There should also be links to the Community Hub.

The Parish Council has a directory of volunteer organisations updated this June. Penny Simpson and Catherine Back will bring this up with the Clerk.

The Chair thanked everyone for attending. The meeting ended at 9 pm.