

ANNUAL GENERAL MEETING 2020  
MORETONHAMPSTEAD DEVELOPMENT TRUST  
Thursday 3<sup>rd</sup> December 2020 7pm, Online

Present:

John Willis (Chair of Trustees), Liz Prince (Treasurer of Trustee), Jenny Bates (Trustee), Frank Loft (Trustee), Andrea Foxwell (Trustee), Richard Foxwell (Trustee), Liz Gavrilenko (Trustee), Emily Dooley (Trustee), Alastair Wimberley (Trustee), Bob Small (Trustee), Nina Bailey, Penny Simpson (Parish Council representative on MDT), Vivienne Hodges (Chair of Parish Council), Peter Nottingham (MDT Finance Officer), Camilla Rooney (MDT Co-ordinator, Minutes)

1. Welcome, Introductions and Apologies

John Willis welcomed everyone and asked that they introduce themselves to the meeting.

John explained that the AGM had been postponed due to Coronavirus and relates to 2019 but that the spoken reports will bring everyone up to date and will also discuss plans for the future.

Apologies: Henry Reddaway (Trustee), Cameron Caverhill (Trustee), Alison Hastie (Trustee), Jayne Bullman (Moreton Allotments), Mike Warner (Parish Council), Bill Hardiman (History Society)

2. Minutes of the last AGM, held 19th September 2019

The minutes of the last meeting were accepted with three matters noted:

- Liz Prince noted that Wortham Jacques were thanked for their work for the Trust but wanted to give special thanks specifically to David Wortham for all the work he has done over the years on MDT's accounts free of charge.
- Richard Foxwell reported that the volunteer bank suggestion in the Open Forum was followed up by Wellmoor who, in partnership with the Parish Council, coordinated local volunteers as part of an emergency Coronavirus response. Richard mentioned that the resulting volunteer bank may be utilised in the future to assist with transportation to vaccination hubs.
- Camilla Rooney explained that the Bowring Library Charitable Trust and the Devon Historic Building Trust have formed a partnership to take on Bowring Library as an asset from Devon County Council.

3. Accounts for the financial year January 2019 to December 2019, and Appointment of Examiners for 2020

The Annual Report and Accounts as approved by the Trustees had been circulated for information. A comparison of the Accounts for 2018 and 2019 was presented by Peter Nottingham and Liz Prince. They showed that there was an increase in both income and expenditure. The is principally due to the inclusion of hospital income and expenditure that has not been received or paid due to unresolved disputes with NHS Property Services on service charges. However, these amounts needed to be included on the accounts.

Income from donations and gift aid had fallen but this was been made up by an increase in grants received. Most other items stayed comparable to the previous year.

In expenditure, most items were comparable to 2018, apart from a significant increase in Centre Management which is due to the hospital service charges. There was also a big increase in the depreciation value by Griffins, MDT's new accountants, to £17,450 (£7,314 in 2018). If these factors are taken into account, the year on year increase in expenditure was comparable to the previous year.

It was proposed that accountants Griffins should be reappointed as Examiners of the Accounts. Peter and Liz stated that Griffins have been very responsive and good value for money. This was unanimously agreed.

4. Directors

Nina Bailey was elected as a new Trustee.

Richard Foxwell, Henry Reddaway, Andrea Foxwell were all re-elected for a 3 year term.

John explained that Alison Hastie was stepping down after 6 years of hard work as a Trustee.

Nina Bailey said how welcomed she has felt to Moretonhampstead since starting Zero Waste and was really impressed with everything MDT has done and happy to be a part of it.

## 5. Annual report: presentations of activity past and planned

### a) Our Strategic Aims for the Future, Liz Gavrilenko

Trustees and staff had a strategic planning meeting in August 2020 to develop a Vision, Mission and Values for the Trust and generate some priorities looking forwards. The meeting reflected on MDT's achievements over the past 25 years, and looked at local demographic information and national trends that may influence Moretonhampstead in the future.

The following statements were agreed:

- Our Vision: A sustainable, connected and inclusive community where people thrive.
- Our Mission: To identify the needs and aspirations of our community and work in partnership with others to drive positive change
- Our Values: Courageous, Ethical, Responsive, Inclusive, Creative

Trustees and staff have also generated 5 themes to guide MDT's strategic aims:

- Environmental Sustainability
- Support Local Business and Facilities
- Arts
- Health and Wellbeing
- Affordable Housing

The next step would be to agree our strategic aims for next 3-5 years which should fall within the 5 themes. However, as this year has taught us, things can be unpredictable, and we should continue to respond flexibly to ongoing issues as they arise.

Nina Bailey asked if the strategic aims were around specific projects or if they were general. Liz Gavrilenko said that they were general but specific projects should fall within one of the strategic aims.

### b) Health and Wellbeing and Our Community Hospital, Richard Foxwell

i) Wellmoor has developed a good working team, including Camilla Rooney and Gina Rayner as staff members, with support from freelancer Katie Taylor and excellent financial support from Peter Nottingham.

The Community Allotment has been an unexpected success in 2020, starting the year as a very overgrown patch and now including a shed with wheelchair access and a viewing platform thanks to volunteer Peter Turner. Future developments include a seating area for older residents and a play area suitable for younger visitors. There are hopes to link the site to the Hospital gardens which contains a Summer House with lots of potential, and the disused Phone Bow which is owned by the Parish Council.

Virtual projects have been a big growth area for Wellmoor, starting with a project called Jaw Jaw which brought singing and dance activities to isolated people during lockdown. Wellmoor is currently running a series of virtual Strength and Balance classes and has funding secured to provide virtual activities for people receiving domiciliary care.

Becky Beesley has now left Wellmoor to be employed in the same role by West Devon CVS. Wellmoor is still in touch with Becky Beesley and she is considered an honorary member of the team.

In 2021 Wellmoor will take on responsibility for running health and wellbeing network meetings for the North Dartmoor Primary Care Network (PCN) which will include organisations from Moretonhampstead, Chagford, Okehampton and Black Torrington.

ii) MDT has lease of around one third of the Community Hospital which comes to an end in December 2021. MDT sublets rooms to two longstanding tenants, NEDCare and Knead to Connect, and has recently taken on MED Theatre as a new tenant.

The RD&E are currently in process of withdrawing their staff from the hospital. NHS Property Service are unlikely to sell the building but are happy in principle to grant a lease to another body. Moretonhampstead Health Centre

have expressed an interest in taking on all or part of the building to facilitate new services. MDT could also take on the lease but would need a robust feasibility plan and business plan to proceed.

Richard Foxwell suggested that NHS may prefer to give the lease the Health Centre as they are part of the same Integrated Care System (ICS.) A small group of Trustees is looking at the Hospital with others including GP Tom Waterfall and are waiting to hear the proposal from the Health Centre.

#### c) NEDCare, Jenny Bates

We set up NEDCare as a subsidiary, to provide domiciliary care, in 2015 and it has grown continuously. Since July 2017 NEDCare have supported 90 people, and carers have driven 73,000 miles and provided 24,000 hours of care. NEDCare have received feedback that their service is outstanding. Unpredictable numbers of clients due to changing personal circumstances present constant staffing and budgetary challenges. Recruitment continues to present another challenge and NEDCare is not able to meet demand.

Coronavirus has had a big impact on the organisation and providing a reliable and safe service was a new challenge. Fortunately, there has been no major outbreaks amongst the team or clients, but staff shielding effected capacity.

NEDCare has now converted from CIC to an independent CIO with a separate subsidiary company. Charity status will help NEDCare attract additional funding, including legacy donations, and the subsidiary company will enable NEDCare to generate income from its product 'Care Connect', an introduction service which it is hoping to grow regionally and nationally.

Jenny Bates emphasised the ongoing hard work by Simon, Julia and the rest of the NEDCare team who have worked incredibly hard to keep things running smoothly despite very difficult circumstances.

#### d) The Arts, Andrea Foxwell

2020 has been a very tough year for Green Hill Arts (GHA), including closing the gallery during both lockdowns and making the decision to furlough Georgie. The closure has seen an obvious drop in sales, and engagement of volunteers is greatly limited.

In more positive news, GHA collaborated with Chris Chapman to create a successful documentary of the Gladys Paulus exhibition. GHA secured an Arts Council grant which enabled them to maintain contact with their network of artists.

Looking forward, GHA is looking into Arts Council bids to increase their capacity and adjust the way that they work, including developing new technical capacity.

Andrea Foxwell stressed how difficult was to lose Georgie during her furlough which highlighted the value of her oversight to GHA. She also expressed thanks to Peter for his ongoing financial support.

#### e) Green Hill, Post Office, Environmental concerns, and Events, Camilla Rooney

i) Green Hill Art Gallery and Shop closed to the public during both lockdowns and MDT staff transitioned to home working wherever possible. Green Hill currently has full occupancy; however, there have been a greatly reduced number of bookings and usage of the photocopier is down as NiM have found alternative arrangements.

All non-essential building work was put on hold over 2020. Most pressing is work to the external woodwork and repointing. Quotes have been sought and the work to the front elevation will start in early Spring 2021.

ii) We have been exploring options to bring Postal Services back to town after the closure of the Post Office earlier in the year. We have been working closely with the Post Office and Libraries Unlimited to explore the option of locating a community-run Post Office on the Ground Floor of Bowring Library. A scoping visit has been arranged to look at the cost of set-up, funding for which has unfortunately ended by the PO due to Coronavirus cutbacks and is predicted to be in the region of 15-17K.

MDT will continue looking at this and any other option to support people in the area to have easier access to postal services.

iii) In autumn 2019 MDT made a Declaration of Climate Emergency and subsequently contributed ideas towards a Climate Strategy document for Moretonhampstead with the four themes of transport, building energy efficiency and generation, farming and nature and pollution and waste.

An event for farmers and landowners was held on 27th February to explore the benefits of planting and managing trees on their land. Representatives from the Woodland Trust, Moor Trees and FWAG (Farm and Wildlife Advisory Group) made presentations on what to plant, where and why, the range of financial benefits trees can bring to farms and information about funding and schemes.

A Free Home Energy Saving Advice event was held on 14<sup>th</sup> March with Home Energy Advisors providing advice on ways to reduce energy costs and improve energy efficiency. This was followed up with a NiM article providing an overview of the information and advice available.

Following this event, MDT's short-term priorities were directed to responding to the Coronavirus pandemic. However, we are looking to build on these initiatives in 2021.

iv) For Christmas 2019, we were responsible for both supplying Christmas trees and organising the Switch On event, which was a big success with a range of stalls, performances, and Santa's grotto.

For Christmas 2020, we decided to push ahead with the trees, and had a record 80 businesses and households taking part. The Switch On event, which this year was being run by the Parish Council, was cancelled due to restrictions on gatherings but a Plan B is in place involving Father Christmas delivering presents street to street.

The Flag Festival in June was put on hold in 2020, partly due to the sad loss of the custom-made flag poles which burned in a fire at Budleigh Farm. Like-for-like replacements are being fashioned for future events.

#### f) Housing Project, Alastair Wimberley and Emily Dooley

MDT has been given funding for a feasibility study looking into the possibility of developing Live-Work units in a block of land below Thompsons. It has been ascertained that there is planning permission subject to a contamination study. Once this is completed we can begin negotiations with the landowner.

## 6. Open Forum

Penny Simpson mentioned the proposal to extend the cycle path from Moretonhampstead to Chagford. Funding is available from Sustrans for a feasibility study looking at different options. The proposal will be discussed at the next Parish Council meeting. John Willis said that he had joined the planning group with Alastair Wimberley and Liz Prince, though so far only representing themselves.

Penny Simpson also raised the issue of parking in Court Street car park where a 48 hour limit is now being enforced. A group has been formed to look into this and wider issues of parking in Moretonhampstead, as well as looking in the potential of installing an electric vehicle charging point. Penny Simpson hoped that the Parish Council could work with MDT on this.