

Moretonhampstead Development Trust
Annual General Meeting
Monday 17th July 2023 7.30pm
White Hart Hotel

1. Welcome, Introductions and Apologies: John Willis, MDT Chair

Present: John Willis (Chair of Trustees), Richard Foxwell (Trustee), Catherine Fileman-Wright (Trustee), Cameron Caverhill (Vice Chair of Trustees), Peter Turner (Trustee), Andrea Foxwell (Trustee), Liz Prince (Treasurer of Trustees), Nina Bailey (Trustee)

MDT staff present: Peter Nottingham (MDT Finance Officer), Rachel Kelly (MDT Development Manager), Camilla Rooney (Wellmoor Coordinator), Helen White (MDT Administration Officer, minutes)

Sean Lyndon (Resident), Jane Bowes (Treasurer of Youth Club), Mervyn Sellick (Resident), Richard Turner (Resident), Kate Wellings (Bumps and Beyond), Joe Delfont (Resident), Rebecca Jameson (Friends of Moreton School, Parish Hall), Penny Simpson (Climate Emergency Working Group), David Faulkner (Moreton Folk Orchestra), Lionel Homes (Fair-trade Moreton), Lesley Parry (Resident), Mike Parry (Resident), Alex Aylward (Resident), Marion Symes (Resident), Pamela Manning (East Dartmoor U3A), Andy Manning (East Dartmoor U3A), Becky Beesley (Morecare, Community Club, North Dartmoor Wellbeing), Angela Turner (Resident), David Bridger (Moreton Parish Council), Jan Evans (Moreton Parish Council), Richard Short (Moreton Parish Council and Friends of St Andrews), John Farrand-Rogers (Teignbridge District Council), Koy Thomson (Resident), Pauline Harrison (Resident), Bee Denning (Dartmoor Harmony), Judith Denman (Moreton Swimming Pool), Fiona Lofthouse (Community Allotment) Peter Murphy (News in Moreton).

Apologies: Alastair Wimberly (Trustee), Jodi Feist King (Resident), Lucy Patrick (Twinning Association), Abby Stobart (MED Theatre), Bas Payne (Bowring Library Trust), William Hardiman (History Society), Mike Warner (Friends of St Andrews), Miles Thompson

2. Minutes of last AGM 8th December 2022 - to approve and follow up matters arising:
John Willis

The accounts for the last meeting were circulated after the event by John Willis as they were not available at the time.

Community Larder:

It was recognised that the policy of what is donated needs to be careful given the concerns of local businesses especially the greengrocers but the larder is not MDT's responsibility.

Friendly Fridays:

Richard Foxwell said there had been business concerns about competition from Friendly Fridays. Sian from the Union has brought together a Food and Drink group, and Richard and Torie Hitchings

will be meeting the group to discuss Friendly Fridays going forward. There is funding for Friendly Fridays in place.

Broadband:

Pauline Harrison updated the meeting: she has been talking to BT and Open Reach and she has got Moreton moved up the priority list for improving the internet infrastructure in the town.

Christmas Trees:

John Willis commented that in the past MDT has organised the Christmas trees for houses and businesses in the town but this has been draining on our resources. For 2023, the Parish Council have agreed to do the admin and we are looking for a volunteer to organise trimming, decorating and putting the trees up onto the buildings and then down again. There is a meeting on 18th July to discuss details with the Parish Council.

New Houses at Hingston View:

Catherine Fileman-Wright said the Parish Council had put together a Welcome Pack for the residents of Hingston View which can be made available for those who wish. The pack was well received with good feedback.

John Willis asked if the meeting could accept the Minutes. They were accepted.

3. Election of Trustees / Directors: John Willis

3.1 Outgoing Trustees:

Liz Prince; after 20 years as a Trustee as Treasurer and particular interest in environmental issues. She has been a great support to the Trust.

Alastair Wimberely; after almost 20 years and a founding member of Moretonhampstead Community Land Trust. He has been a great support to the Trust.

Andrea Foxwell; set up Green Hill Arts in 2008 and has been Chair of the Green Hill Arts Group. She has given her all to make it the success it is today.

Jenny Bates; set up and Director of NEDcare and is stepping down from MDT Trustee to focus her time fully on NEDcare.

3.2 Standing for the first time:

Jodi Feist King, introduced in her absence by John Willis

Standing for Trustee for the Arts to take over from Andrea Foxwell. She has experience in the Arts, Natural Environment and Business.

Proposed by Andrea Foxwell; Seconded by Peter Turner

All in favour. No against or abstained.

Rebecca Beesley, introducing herself: She is a Moreton resident and has been Chair of Friends of Moreton School for four years. She is Chair of the Parish Hall. She recognises the focus of MDT is about the community in the present and especially in the future.

Proposed by Catherine Fireman-Wright; Seconded by Nina Bailey

All in favour. No against or abstained.

Pauline Harrison, introducing herself: She has lived in Moreton for one year. She has been Deputy Director for a Operations Global Consultancy specialising in Technology. She sees technology as vitally important for communications in Moreton. She is interested in the Arts and is a photographer. She is autistic with an autistic son and is committed to supporting young, disadvantaged people.

Proposed by Richard Foxwell; Seconded by John Farrand-Rogers

All in favour. No against or abstained.

Koy Thomson, introducing himself; He has been very impressed by the Trust and the way it has been run and wants to contribute to the health and wellbeing of the community. He was Chief Executive of three not-for-profit organisations, involved in the London Cycling Campaign and has been a Trustee on many organisations. He has a particular interest in fund raising.

Proposed by John Willis; Seconded by Cameron Caverhill

All in favour. No against or abstained.

3.3 Existing Trustees seeking reelection:

Nina Bailey, introducing herself; She has lived in Moreton for 12 years. She has a small holding and runs the Zero Waste shop. She is also passionate about community and biodiversity and is part of the Moreton Community Orchestra.

Proposed by Catherine Fireman-Wright; Seconded by Janes Bowes

All in favour. No against or abstained.

Richard Foxwell, introducing himself; He has lived in Moreton since 2007. His interests are primarily in Health and Wellbeing.

Proposed by Catherine Fireman-Wright; Seconded by Camilla Rooney

All in favour. No against or abstained.

All six were therefore elected.

3.4 Trustees wishing to continue and eligible for another year:

Peter Turner

John Willis

Catherine Fireman-Wright

Cameron Caverhill

4. Annual Report and Accounts January 2022 to December 2022. Activities and achievements and priorities for the future:

4.1 Accounts: Peter Nottingham

Peter referred to a Summary Accounts Handout that he had prepared that was available at the meeting.

Overall the financial of the Trust was relatively stable.

The Accounts Summary is in Appendix 1 of these minutes. The full accounts are available from moretonhampsteadtrust.org.uk/about.

Financial Risks to the Trust:

Peter explained that the dispute for the service charges for the NHS hospital was still on-going. MDT had leased the hospital from the NHS in the past. The NHS had offered a reduction of 50% in the charges but MDT had counter offered to 33%. There is a risk to MDT to have to pay the debt at 50% but there are local NHS parties that are negotiating with the NHS on the Trust's behalf and so the risk is considered small. The Trust should have an answer in September.

Questions from the floor:

4.1.1 Are the Service Charges still accruing to MDT?

Cameron Caverhill responded:

The charges are not accruing to MDT. The charges are accruing to the subtenants. Cameron is comfortable legally that we finalised our lease and are no longer responsible.

Peter said that it was made clear to the NHS that we had left and we had told the NHS to talk directly to the sublet tenants. He also added that although it has been difficult to get the NHS "around the table" he is confident we can get the debt lower.

4.1.2 Koy Tomson: If MDT gets the charge debt down to 33% will the Trust be a going concern at that level?

John Willis answered - "Yes".

4.2 Report: Activities and achievements and priorities for the future

The Annual Report for January 2022 to December 2022

The Annual Report was prepared as a handout that was available at the meeting.

The Report is in Appendix 2 of these minutes. The full Report and Accounts is available from moretonhampsteadtrust.org.uk/about.

4.2.1 The Green Hill Centre; Cameron Caverhill

Cameron reported that the Youth Club housed in the Green Hill Centre was thriving. The Centre is also home to the History Society, the Greenhill Arts Exhibitions, the Art Shop and MDT offices. It also has five studio for artists to lease which are all occupied and four office spaces, one of which is vacant.

There is a maintenance plan in position for external decoration and masonry repairs. The bulbs in the Centre are being replaced with LED for more energy saving.

4.2.2 Greenhill Arts; Andrea Foxwell

Andrea explained that Carol Harvey as our Art Curator had implemented an impressive programme of exhibitions at the Centre throughout the year. These have been from a broad spectrum of the Arts covering many different genre and media including video installation and sculptural pieces. Andrea listed the Exhibitions held; Life Still, Pine Feroda, Winter Fair, In the Fullness of Time, Water Borne and the present exhibition Flowers with Bea which was supported by Bradfords who supplied the materials to build the Camera Obscura in the Gallery. New exhibitions are being planned for the coming year including Ceramics in the Autumn, the Winter Fair and in the Spring - metal, work and silk and landscapes and seascapes.

The Winter Fair provided income for Greenhill Arts. This year we said goodbye to Georgie Lingard for a year's sabbatical and hoping she will return next year. Two new members of staff joined; Billie as Arts Officer and Helen as Administration Officer.

Andrea mentioned the wonderful volunteers who, by generously giving their time to manage the shop and gallery, contribute so much to keep the Arts programme viable.

She also mentioned in particular Erica and Sylvie who master-minded the Secret Sheds project which saw 19 sheds opening in Moreton for people to explore. Art, story telling and workshops were just some of the wonders to discover.

In addition to the exhibitions Greenhill Arts have had a comprehensive programme of classes and workshops over the year including; Creative Community, Arts Club, ArtRaft, Slow Stitch and Cake and Healing Skirts.

The Moreton Flags have been managed, stitched and installed by volunteers culminating in a two week period in June when they fly on the houses of the town. The project is highly valued by the residents. The organisation of the Flag Festival is moving into Greenhill Arts for future.

4.2.3 Health and Wellbeing - Wellmoor

Richard Foxwell told the meeting that Wellmoor was the Health and Wellbeing arm of MDT. It is complimentary to the NHS and the health providers in the community. Areas of focus are Mental Wellbeing, Physical Wellbeing and Cost of Living. He took the opportunity to thank the volunteers and staff and the support from the Trustees.

Camilla Rooney gave us a comprehensive presentation of the Wellmoor projects. This is attached to minutes as Appendix 3. She explained that Wellmoor has moved away from the issues associated with Coronavirus and is focusing on projects that address Cost of Living. The Community Support Fund is running again with 25 grants being available. The money comes from donations and fund raising.

Camilla went on to point out that opportunities to socialise are very important for mental health and wellbeing. Friendly Fridays have provided weekly community support with an opportunity to socialise and make friends. The allotment has also brought people together to grow vegetables but also connect and support each other. The allotments have referrals from GPs for people with mental health and wellbeing problems.

Peter Turner then introduced the meeting to “Men in Sheds”. The project is to set up a Community Workshop for all with Men in Sheds as a part of the offering. This is going to be housed in an old garage that belongs to BT who have agreed to give an eight year free lease but MDT need £5,000 to formalise the lease. This is being crowd-funded to raise the money.

Question from the floor:

Would BT accept a staggered payment?

Peter replied that as the solicitors are instructed by BT - so no.

Camilla finished by describing research that Wellmoor is conducting in association with NHS England focusing on post natal care, mental health and Men’s mental health.

4.2.4. Climate Action & Environmental projects; Catherine Fileman-Wright

Catherine presented the key environmental issues that MDT were focused on. Her slides are available as Appendix 3 of these meeting notes.

She outlined the progress made on various fronts; the agricultural plastics report, funding to BUPA for MDT’s community wetlands, Green tips produced with the Parish Council, MDT Trustee a member of Teignbridge Carbon Cutting Network, ideas explored for community carbon projects and the community allotment. She identified Moreton’s Green Assets including people, organisations and property and went on to highlight MDT’s Community Wetland that is the subject of a BUPA funding bid and is beginning to revert to wet meadows. This area will soon need to be monitored by volunteers to gauge its development.

Catherine outlined next steps; Green Plan for Moreton, Public meeting to get people involved, apply for funding, Green Moreton volunteer group for the wetlands, Parish Council’s support for Green Plan and work with other organisations.

4.2.5 How we involve the community better; Rachel Kelly

Rachel presented two new organograms for the Trust. These were available as handouts at the meeting and in Appendix 3 of these meeting notes. The main change on the first organogram was the creation of a Stakeholder Group comprising of members of the community, staff and trustees to bring ideas and projects to MDT.

The main difference in the second organogram was that Wellmoor would be the main project delivery arm of MDT for Health and Wellbeing. Arts specific workshops and classes would be under Greenhill Arts. There is also an aspirational area that would develop projects and funding and then pass them to Wellmoor or Greenhill to implement or they might stay in that area if not relevant to Health and Wellbeing or the Arts.

She also outlined how MDT will work closer with local businesses. She will be in discussion with Margaret from the Information Centre to develop the visitmoretonhampstead website. There was also a community survey planned for September to evaluate and sensor check what we are doing and what we could be doing better.

5. Resolutions; John Willis

John stated MDT would like to change its name to Moretonhampstead Community Trust. He felt it was more inline with the Trust's focus on Community and the word Development sounded like housing.

He proposed the change and Cameron Caverhill seconded it.

Becky Beesley said that it would cause confusion to change it and that people understand what MDT is. She didn't think it sounded like housing development.

Camilla Rooney said that the word Development is loaded and implies that we are developing Moretonhampstead rather than being Community led.

Catherine Fileman-Wright commented that the Arts have a very clear branding and identity under Greenhill Arts. But people don't know what MDT does. Wellmoor also has a strong brand which is helpful in getting funding but MDT is a bit dry.

Camilla Rooney said it should be taken to consultation.

John Willis withdrew the proposal and will have further discussion with the Trustees.

6. Open Forum

6.1 Link from Hingston View to Wray Valley Trail

There was concern from the residents of Hingston View about the promised footpath linking the housing to the Wray Valley Trail across the MDT Wetlands. They were given conflicting information from Bradleys as to what route the footpath would take when it had been described to them when buying their properties. Subsequently they discovered that the footpath was not in fact in the plans. Pauline Harrison said it would be good if there could be a track that would be suitable for people with mobility difficulties and Becky Beesley suggested a broadwalk above the meadow. Jan Evans mentioned that the opinions of all the residents should be taken into account as some may not want cyclists and dog walkers going through the estate.

Richard Turner asked what aspirations MDT had for the land for instance limited access? He said that access was needed to add value to the Moreton community.

Catherine Fireman-Wright responded that the wetlands needed time to go back to nature. Maybe information about how it is regenerating would be helpful but access could damage the site especially by dogs. A broadwalk above the meadow may be a solution to prevent walkers damaging the area. There is an adjacent area for dog walking which is how it was described to residents when buying.

John Willis pointed out that the original proposed route for the path was up to the Community Orchard, which is still owned by the County Council. Catherine Fileman-Wright said the County Council was worried about the liability of the cost of maintaining the orchard and path and she would talk to the Residents' Group.

Rachel Kelly said she would talk to the County Council about possible Asset transfer of the Orchard to the Trust.

6.2 Moretonhampstead Library

Camilla Rooney stated that the library was a heritage asset for the town. It is owned by Devon County Council and leased by the library. There were substantial problems with the building so it moved to the Parish Hall in pop-up form.

The DCC offered the library to the Bowring Library Trust some time ago, but there are issues to be resolved before this could happen.

Jane Bowes said that we want the library back and asked everyone to use the pop-up library and to write to the District Councillor and County Councillor to put pressure on to say the library is needed.

John Farrant Roger, who is the new District Councillor, stated that although DCC owned the building and they were negotiating with BL Trust to pass it over, the repairs had been put into the hands of a separate company. Jerry Brook, our own County Councillor, is a director of this company, so it would be useful to write to him specifically.

John Willis closed the meeting with thanks to the participants for attending.

Signed

APPENDIX 1. Accounts Summary

APPENDIX 2. Annual Report January 2022 to December 2022

APPENDIX 3. Presentations
3.1 Health and Wellbeing - Wellmoor
3.2 Climate Action & Environmental projects
3.3 MDT Organograms

MORETONHAMPSTEAD DEVELOPMENT TRUST
SUMMARY OF ACCOUNTS to 31 December 2022

INCOME		2022	2021
<i>DONATIONS AND LEGACIES</i>	Note 1	11,314	62,596
<i>CHARITABLE INCOME</i>			
CENTRE MANAGEMENT	Note 2	37,730	61,678
WELLMOOR		71,809	66,866
ARTS		<u>22,346</u>	<u>17,815</u>
		131,885	146,359
<i>INVESTMENTS</i>		<u>20</u>	<u>2</u>
TOTAL INCOME		143,219	208,957

EXPENDITURE

CENTRE MANAGEMENT

ACTIVITIES

Staff costs	Note 3	14,087	38,357
Direct costs		1,753	10,406
Professional charges		6,828	6,903
Publicity and event costs		1,261	1,807
Training		<u>793</u>	<u>672</u>
		24,722	58,145

SUPPORT COSTS

Depreciation		1,532	3,364
Finance costs		827	2,520
Miscellaneous costs		1,552	692
Office costs		2,871	5,213
Professional charges		1,787	2,994
Property costs	Note 4	5,049	51,150
Governance costs		<u>2,022</u>	<u>1,890</u>
		15,640	67,823

Total Centre management		40,362	125,968
--------------------------------	--	---------------	----------------

WELLMOOR

PROJECT EXPENDITURE

Staff costs		18,783	8,692
Direct costs		2,337	2,261
Professional charges		9,105	1,479
Publicity and event costs		1,681	381
Training		<u>1,057</u>	<u>145</u>
		32,963	12,958

<i>GRANTS</i>		4,570	-
---------------	--	-------	---

SUPPORT COSTS

Depreciation		2,042	714
Finance costs		1,102	540
Miscellaneous costs		2,068	148
Office costs		3,828	1,119
Professional charges		2,383	241
Property costs		<u>8,947</u>	<u>7,413</u>
		20,370	10,175

Total Wellmoor		57,903	23,133
-----------------------	--	---------------	---------------

ARTS			
<i>PROJECT EXPENDITURE</i>			
Staff costs	14,087	8,692	
Direct costs	1,753	2,261	
Professional charges	6,828	1,479	
Publicity and event costs	1,261	381	
Training	793	145	
	<u>24,722</u>	<u>12,958</u>	
<i>SUPPORT COSTS</i>			
Depreciation	1,532	714	
Finance costs	827	540	
Miscellaneous costs	1,551	148	
Office costs	2,871	1,119	
Professional charges	1,789	641	
Property costs	5,049	7,013	
	<u>13,619</u>	<u>10,175</u>	
TOTAL ARTS		38,341	23,133
TOTAL EXPENDITURE		136,606	172,234
SURPLUS		6,613	36,723
Total funds brought forward	143,613		106,890
Surplus	6,613		36,723
Total funds carried forward	150,226		143,613

Note 1

The difference between 2021 and 2022 is attributable to the following exceptional items:

Covid support grants	24,809
Accrued income	15,400
Arts appeal	10,300
	<u>50,509</u>

Note 2

During 2021 a one off receipt of £6,217 was received in respect of the George Bidder memorial. The Trust also received £4587 in respect of income from the tenants of the Hospital and an adjustment to the accounts was made to account for service charges not invoiced and disputed.

Note 3

Operational costs have been apportioned equally between the Arts, Core and Wellmoor. This is a change to 2021. Total expenditure after allowing for the Hospital debt (see note 4) is down on 2021.

Note 4

2021 saw the introduction of the accrued hospital debt and the provision of 50% in the accounts. This amount is £37,866. In addition, rent of £4,194 was paid in respect of the hospital in 2021. Occupation of the hospital ended in 2021.

MORETONHAMPSTEAD DEVELOPMENT TRUST
BALANCE SHEET 2022

	2022	2021
FIXED ASSETS		
Tangible assets	87,021	90,554
CURRENT ASSETS		
Debtors	7,394	26,901
Cash at Bank	<u>152,887</u>	<u>126,017</u>
	160,281	152,918
Creditors due within one year	- 53,454	- 53,177
NET CURRENT ASSETS	106,827	99,741
TOTAL ASSETS LESS	<u>193,848</u>	<u>190,295</u>
CURRENT LIABILITIES		
Creditors falling due over one year	- 43,622	- 46,682
TOTAL NET FUNDS	<u>150,226</u>	<u>143,613</u>
Restricted funds	99,542	75,642
Unrestricted funds	<u>50,684</u>	<u>67,971</u>
	<u>150,542</u>	<u>143,613</u>

MORETONHAMPSTEAD DEVELOPMENT TRUST



Green Hill, Fore Street, Moretonhampstead
Devon TQ13 8LL Tel 01647 440775

www.moretonhampsteadtrust.org.uk admin@moretonhampstead.com
Registered in England & Wales Company No. 5133939 Charity No. 1105114

Annual Trustees Report for the period January 1st to 31st December 2022

Compiled in accordance with the Charity Commission's 'Statement of Recommended Practice'.

Objects of the Trust

These are the promotion, for the benefit of the public, of rural regeneration in areas of social or economic deprivation (in particular Moretonhampstead Parish) by all or any of the following means:

1. the advancement of education and training, including to unemployed people
2. the provision of workspace, buildings and land
3. the maintenance, improvement or provision of public amenities
4. the preservation of buildings or sites of historic or architectural importance
5. the provision of recreational facilities for the public at large, or those who by any reason of their youth, age, infirmity or disablement, financial hardship or social and economic circumstances, have need of such facilities
6. the support and promotion of local small businesses, including the provision for sale of arts and crafts
7. the provision of facilities for public health and social care
8. the provision of facilities for generating renewable energy
9. the provision of affordable housing
10. any other means subject to approval by the Charities Commission

Our Achievements in 2022

This was the Trust's 28th year since its founding in the 1990s, and it has certainly been a busy one. We overcame the challenges of Covid and expanded our range of activities, so providing a big boost to our local economy and community. Our finances are healthy and we support local employment through providing a significant number of high-quality jobs.

The Green Hill Centre for Arts, Heritage and Youth is back to capacity and hosts several successful local businesses as well as the Local History Archive, Art Gallery and Studios, Parish Council office, a large training room for hire, and the Yard Youth Club – which is once again running three evenings a week with a great varied programme for young people.

Green Hill Arts has run a successful programme of activities and exhibitions, and been able to generate sufficient income to fund these. So whilst it is always impossible to predict how sales will go, we have had good audiences to all our exhibitions and excellent sales over 2022:

Neil Beech and Jeremy Speck entitled 'Form Landscape and Shape':

'Open Exhibition' selected from 165 submissions

'Life Still' : Chris Cook, Tim Pearse, Gail Flockhart, Susan Derges, Sian Bonnell, James Lake, Victoria Day and Rob Carter

Collaborative work of print makers making up the group Pine Feroda entitled 'Catching the Light'

And our Winter Art and Craft Show

Our workshops and talks are embedded into each exhibition, and always well attended. We held life drawing and supported Art Raft sessions, and engaged the town in making new celebratory flags for the Diamond Jubilee to coincide with the beloved annual June Flag Festival, now in its 13th year. Through our arts activity visitors discover a 'hidden gem', and return to Moretonhampstead and Green Hill Arts fired by innate curiosity. We also know that exhibiting artists value the dedication and professionalism we invest in the gallery and our shared vision of excellence in the arts.

This year we have new Arts and Administrative staff. Playing to our strengths we are looking to make use of this transition, and find ways to sustain our capacity, integrate community and gallery work, and root deeply into our locality and community to engage, inspire, animate and renew us, whilst enriching a wider network of creative artists and visitors. No small ambition.

Wellmoor, our health and wellbeing arm, has developed much new work over the year which has already had an impact in the community. We have prioritised activities which keep people well and out of hospital.

To respond to the Cost of Living Crisis, we established a Community Support Fund in the winter to provide small grants to anyone living in or around Moretonhampstead to meet essential and urgent outgoings, and have already distributed ten grants. We ran a programme of "Friendly Fridays", offering a warm space in the Community Club where local people can gather for lunch and a chat every week. And the popular Devon Day Trippers scheme has provided weekly bus trips for over 55s who find getting out and about difficult.

We have been particularly keen to develop "green" activities for anyone who wants to improve their mental health. So an active group of volunteers is continuing to manage the Community Allotment through regular working days. At the same time we have carried out a feasibility study for a Community Shed, following visits to Men in Sheds in some other communities.

Wellmoor has also provided a 24 week programme of Strength and Balance classes in Moretonhampstead, Okehampton and Cridton, run by qualified Postural Stability Instructors which aims to reduce falls and improve confidence in movement.

An important new development is Active Care Homes: Wellmoor is collaborating with Bournemouth Symphony Orchestra, The Open University, Clare Parker and Villages in Action to devise a product which will bring online music and dance to care homes across Devon, with the aim of increasing activity levels of care home residents.

Finally, we have carried out research for NHS England collecting stories about health experiences in our area and Ilfracombe in order to identify issues and solutions. These are covering: maternity, early cancer diagnosis, COPD, blood pressure and vaccination uptake.

Support for businesses: We were disappointed during this year that we were not able to improve the online support for local businesses promised by the Visit Moretonhampstead website. Working together with the Information Centre, we failed to find a suitable website designer able to carry out the much-needed re-refresh and update, though there is now a stronger push to achieve this during 2023. It is a priority for us to engage better with businesses in the coming year.

As before, we organized, with a enthusiastic team of volunteers, the illuminated Christmas trees that go up on the front of buildings to make the town look very festive.

Our priorities for the coming year

To build our capacity to deliver new community-based projects in the Arts and the Environment.

To engage better with businesses, especially with a refreshed Visit Moretonhampstead website.

To become more responsive to the community; to change our title and image to support this; and continue to develop the current Wellmoor Steering Group into a Consultative Group for all our activities.

How we are run and make decisions

We are answerable once a year to our members, who can vote at our AGM: they are the representatives of every community organisation and Parish Councillors. And throughout the year, we try to be responsive to community needs and views, and involve local people as members, volunteers and trustees.

We also publish details of our work, our organisation, and the meetings of Trustees on our website, and provide frequent updates in the News in Moreton on social media.

Trustees make the important decisions, have oversight of our operations, and are responsible for finances. We would like our Board of Trustees to be more representative of the community we serve, and in 2023 will be making a special appeal for new Trustees in time for the elections at our AGM in July.

We have established a Steering Group for Wellmoor, which has a diverse membership and is now working well: we intend this to widen its remit to cover all our activities. We are also planning a wider community consultation later in the year, on what else we should be doing.

We have made an investment in appointing a Development Manager in late 2022, who we hope will be able to develop larger projects and our capacity to deliver them in future.

How Trustees work

The Board of Trustees meets quarterly, though there will be activities in between as well. It delegates responsibility for Finance and Staffing matters to the Finance and Staffing Committee, which meets quarterly to review income and expenditure for the previous period and proposals for new items and projects; and prepares a report to the quarterly Board meeting. There is a Spend Authority Policy, with Trustees being required to authorise expenditure above certain levels.

This Committee has devised a Policy for Staff Pay, which it reviews annually along with specific pay levels. Specific Trustees on the Committee have line management responsibility for specific members of staff, and there is a system of staff review and appraisal to support this.

Trustees are elected at an AGM, though occasionally we may co-opt a new trustee in mid-year pending their election. Our policy on the induction of trustees is: (1) to ensure that anyone who volunteers for the role has a good understanding of what the Trust does and what their responsibility will be; (2) once elected, they are offered time with those working on our different projects, as well as information on our policies and induction training; (3) they are encouraged to participate in trustee training opportunities offered by Locality and NCVO, usually on-line.

We ask all Trustees to take on an area of interest where they can lead or support our staff in the community, as appropriate.

Risks to the Trust

Our risk analysis has identified the greatest risks to our organisation as being:

- 1 Loss of income from tenants and building users – we seek to avoid this by choosing our tenants with care and keeping a waiting list in case they move on
- 2 Damage to our building, as we have a repairing lease from the County Council – we audit the state of the building every year and maintain a building fund to deal with repairs;
- 3 High turnover of staff or trustees as we rely on high levels of commitment to the community – we have not had to face this because we are seen by most as inclusive, friendly and caring, so a good organisation to work for and continue to be aware of the need for succession planning.
- 4 Over exposure to financial risks associated with the former tenancy of Moretonhampstead Hospital. We are still in dispute with NHS Property Services, along with other tenants. We have been in regular contact with NHS Devon to seek resolution including meeting with their Vice Chair who has given us verbal reassurance. In 2023 we will continue rigorously to pursue a settlement including approaching tenants of other facilities who have had similar issues with NHS Property Services. We receive funds from the NHS for other community-based care and would like to develop these further, so we are determined that this should be resolved quickly. We have made a reasonable offer some time ago and have set aside this sum for settlement in our reserves.

We maintain a Risk Register, with mitigating actions, which the Trustees review annually.

Financial Statement and Reserves Policy

The finances of the Trust have remained relatively stable, but the ongoing issue of the outstanding service charges in respect of the Hospital building, recorded in last year's accounts, has continued to be a challenge that remains to be resolved.

The state of reserves for the Arts specifically is now much more healthy than it was at the beginning of the pandemic. Overall, we have maintained our reserves of £7,000 to pay staff and running costs in the event that the Trust has to close down. These cover the notice period for staff (1 month), and the costs of keeping the building running until the end of our notice period on the lease of Green Hill.

If reserves drop below this level the Finance Officer will inform the Treasurer immediately who will consult the Finance Committee to agree a plan to bring the level back up. If the plan involves major decisions such as staff redundancies, this will be taken to the full Board of Trustees.

We also have a Building Fund of £7,000 for repairs to the fabric that are more than routine maintenance. When we spend any of this, as we have to do at present, our policy is to top it up again from our rental income.

Signed:



1



2

Cost of Living



WELLMOOR

3

Friendly Fridays

Weekly 'warm hub' where local people can gather to socialise



4



WELLMOOR



COMMUNITY SUPPORT FUND

IS THERE SOMETHING THAT YOU NEED?

The Wellmoor Community Support Fund is providing small grants of up to £100 to help people living in and around Moretonhampstead meet essential and urgent outgoings.

Scan here for an application form



- Bi-monthly application deadlines
- Money distributed within two weeks
- Completely confidential

[illegible]

WELLMOR

Community Allotment

A volunteer-led green wellbeing space which takes 'green prescribing' referrals from GPs/social prescribers



7

Devon Day Trippers



Supported trips using public transport for over 55s who find it challenging getting out and about



8

Men in Sheds

Community workshop aimed at supporting socialising and wellbeing for men in particular



9

Staying Healthy



WELLMOOR

10

Strength & Balance Classes

Classes run by qualified PSIs to reduce falls and improve confidence in movement



11

Virtual Wards

Pilot project supporting patients who require digital and remote monitoring



12

Active Care Homes

Online music and dance content to increase activity levels of care home residents



13

Celebrating Carnival

Partnership project with MED Theatre, MAY and History Society including art/drama workshops, film and archive material



14

Research



WELLMOOR

15

Core 20+

One Devon      

TALKING ABOUT HEALTH!

We are collecting stories and experiences from people in our areas to put together a set of case studies to identify some of the issues. We know these services can be improved and we need to hear from you how that should happen.

We will be holding a small focus group at the Community Club on Friday 24th February from 1pm.

We welcome people to join us for tea, coffee, cake and a chat! We treat everything that is shared with confidentiality and all case studies are anonymised before being passed on.

Research for NHS England to identify local barriers to healthcare through case studies

16

Men's Mental Health

Research looking at
support available
for men locally for
awareness raising
campaign

MEN'S MENTAL HEALTH FIRST AID KIT

THINKING

Am I ok?

Any dangerous thoughts? Self harm/suicide.

Who am I looking forward to seeing?

What am I looking forward to doing?

Alright
Mate?

CAMPAIGN
AGAINST
LIVING
MISERABLY

PHYSICAL

Am I looking after myself?

WHO WOULD
FILL YOUR



Green Moretonhampstead

Catherine Fileman-Wright

19



Progress

- Agricultural plastics report funded by Teignbridge DC in final draft completion
- Bid submitted to BUPA for funding for MDT's community wetland, following meeting with DWT's Wilder Communities team
- Green tips produced monthly jointly with the Parish Council
- An MDT Trustee has completed *ACT's carbon cutting training and is a member of Teignbridge Carbon Cutting network
- Explored ideas for community carbon projects - solar allotments
- Community Allotment

* *Action for Climate Teignbridge*

20

Moretonhampstead's Green Assets



- Many people in Moretonhampstead are active or interested in environmental matters
- Community wetland, allotment and orchard
- Moretonhampstead Primary School has a pond and green areas
- Proposed new Forder Farm Meadow housing development will be the first in Moretonhampstead that must demonstrate biodiversity net gain
- Wray Valley Trail
- The Teign catchment, which has an active network of citizen scientists monitoring water quality
- We're part of the East Dartmoor Landscape Recovery Area



Community litter pick after Carnival



MDT's community wetland

21

MDT's Community Wetland



- 3/4 acre between the Wray Valley Trail and Hingston View
- It's been left for 4 months and its starting to be recolonised by wet meadow plants
- BUPA funding bid submitted to provide safe access and to start promoting the value of the site
- Needs volunteers to start monitoring the site
- Possibility of a link from Hingston View to the Wray Valley Trail?



22

What Next?

- Green Plan for Moretonhampstead - to reduce our communities carbon footprint and improve biodiversity through community action and involvement
- Public meeting in September for people who are interested in getting involved
- Taking account of views from public develop projects, activities, apply for funding etc
- To set up a Green Moretonhampstead volunteer group under MDT to look after the wetland and other activities
- To seek the Parish Council's support for a green plan (September)
- Work with larger charities and organisations

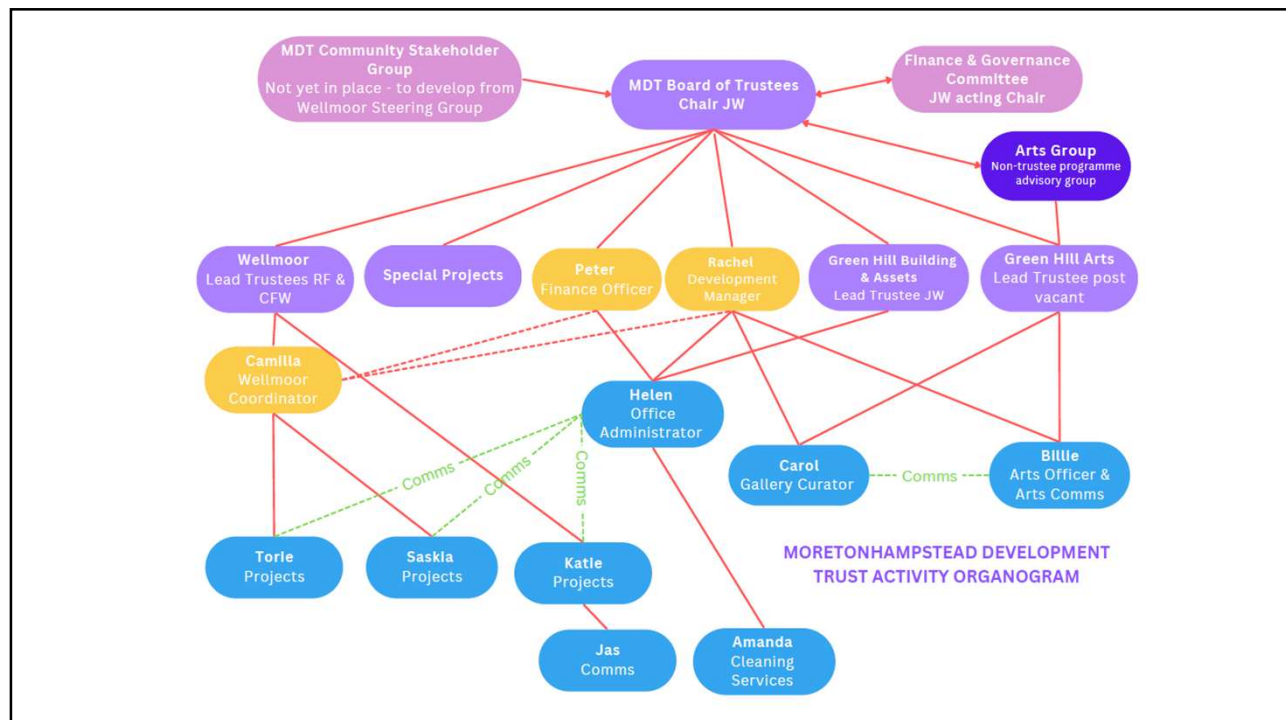




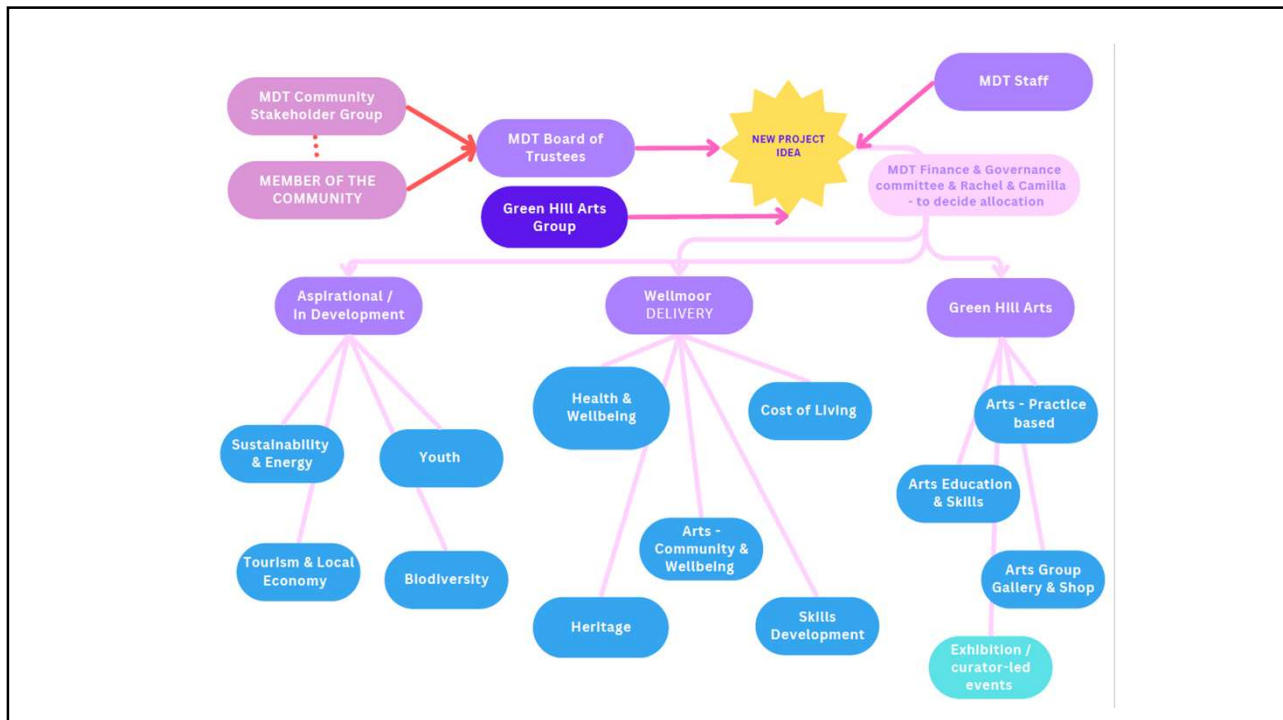
Changes to Structure of MDT

Rachel Kelly

25



26



27



28