



MORETONHAMPSTEAD DEVELOPMENT TRUST

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Registered in England & Wales

Company No. 5133939

Registered Charity No. 1105114

Directors' Meeting

THURSDAY 3rd February 2022 7 pm at Green Hill

AGENDA

1. In attendance

John Willis, Liz Prince, Emily Dooley, Andrea Foxwell, Nina Bailey, Penny Simpson, Peter Turner, Richard Foxwell, Jenny Bates, Liz Gavrilenko, Cameron Caverhill, Alastair Wimberley and Edmund Phillips -minutes

2. Apologies

Bob Small

3. Declarations of interest

Noted that although John Willis and Jenny Bates: Members of NEDCare Board – no longer tenant of the Trust

4. MINUTES OF LAST MEETING 18th November 2021 (attached) and Matters arising

4b. Edmund Phillips - scaffolding update. Having investigated a mobile tower, found that still require outrigger legs to stabilise the tower for working at height. Required by the contractor for insurance. Therefore, even with wheels, a tower would be slow to move. Alastair Wimberley noted that has a tower that could be borrowed by the trust.

ACTION Edmund Phillips to follow up.

6. John Willis - constant updates needed and will be discussed today

7. John Willis - Actions reported in towards agenda

9. John Willis - Solicitors have the paperwork. Almost complete.

11. John Willis - Greenway meeting did not happen as planned. There will be a report in due course.

13. Nina Bailey spoke to Colin who now owns the post office building with possible post office functions in mind for the future.

14. Liz Gavrilenko - Knead to Connect have been awarded £4000 of funding to set up the community fridge project from the Coop. Just waiting for a final okay from the community club to house the fridge, following a recent meeting. Electrical work will then follow to include a meter for usage. Will be open 24/7 for use by the community. This is not a food bank and awareness of reducing food waste will happen. The local Coop will put in food waste and fruit and veg will be put in from Riverford. For use by any ages, any person. Welcome people to bring items. There will be some guidelines of how to use the fridge, and there will be some events and awareness in the town. Volunteers will check the food and fridge temperatures. Lots of support from other projects. The box outside of Greenhill will stop.

All approved the minutes of 18th November 2021.

5. STAFFING UPDATE

John Willis - Lots of work has happened in the finance committee concerning our staffing numbers and remuneration. The committee agreed a significant increase to everyone's rates of pay that also bring the lowest paid up to create a flatter structure. This is a long-term plan, so will take a while to implement. The rate of pay will at least match inflation.

Edmund Phillips role will change to one day per week as MDT coordinator. Another day for MDT core work and another 1/2 day once released from current Wellmoor role. This will be support for the trustees and environmental projects. This will take effect from the 1st February 2022

We will discuss the pay changes with all MDT staff. Richard Foxwell has some proposals for temp work for Wellmoor.

Richard Foxwell - Edmund Phillips will do less for Wellmoor going forward and we will recruit for a project officer to replace. This will be a like for like replacement at new current rate. In the short term we need circa 1/2 day a week for communications support. Some temp resource to conduct interviews for a project may be required also. Edmund Phillips is still required to support Katie on digital projects. These costs are covered by Wellmoor budgets.

6. FINANCE COMMITTEE REPORT

Liz Prince - In January we tend to look back to last year and forward to the year ahead.

Last year – Reduction of income from the basic operation which funds us (tenancies), huge building cost rises of utilities and insurance. Centre management made a loss of £7000, and we saw a 43% increase in utilities. Noted that this could be start of a period of inflation.

We must consider putting up services charges to all areas in Greenhill.

The accepted proposal was that service charge goes up from £6 per square foot to £7.50 per square foot per annum. We would also require a small rental rise. This represents around a 12% increase. We don't really want to do this but need to make the books balance.

These increases would represent a yearly income of around £4000.

We feel the need to get approval from the whole board.

All agreed that the figures on the licenses/leases would have to be reviewed in 6 months. We would have to check if the tenancies agreements allow this.

All agreed.

Rises to services charges may not be required as we are in credit with Good Energy due to direct debit payments during covid not changing, even though we had reduced usage.

We have made a loss on photocopying as NiM stopped printing during covid. We would normally make a profit of £1500, last year we may a similar loss.

Generous covid grants totally £12,000 have made the bank balances better. Include the Wellmoor funding.

7. PARISH COUNCIL

Penny Simpson - The Parish Council and MDT are working together well on many projects recently including housing development plans and carbon reduction. A new parish councillor has joined with housing and planning experience. A joint committee for affordable housing will be formed with MDT and Parish Council. Currently working with the Arts group planning events for the Jubilee. Fair trade status has been confirmed - and signs have been agreed for entrance to the town. Parish Council AGM meeting will be more informal and will be publicised this year. A coffee morning format, that is more open to the public. MDT can have a stand in the parish hall. Date to be confirmed.

8. HOSPITAL: NEW APPROACH TO FEASIBILITY

Richard Foxwell

At the end of last year the MDT lease for 1/3 of the building came to an end, and we have no legal interest at present. There is however potential to have community sheds in the hospital pending funding. Knead to connect, NEDCare and RDE users would stay. The idea was raised with the CCG chair, who will pursue internally. This will involve a business plan and this would have to be financially viable. Tom Waterfall is supportive but worried about costs. The service charge dispute has not been resolved and can be seen in our accounts. We have been told that engaging in a new proposal would help resolve these charges. This is different to previous statements. The process has been very slow. We have asked if the building could be purchased in the past but have not had an answer.

Liz Prince – Noted we need to be very wary and consider the service charges before we consider another lease. We want to support the community with the building.

Jenny Bates - Asked if Mel Stride had been in contact who has been quoted in media as supporting Moretonhampstead Hospital. (NO)

We have been waiting 10 years for resolution, and we should consider how we push forward.

Richard Foxwell - Thinks that the community sheds project is the way forward.

Peter Turner – Referencing actions in the last meeting – not done. Decided to keep going with the hospital as a home for the community shed. Men's health and well-being would be a focus. Has reconsidered use of the space and now thinks that could use the middle space of the hospital, with some alternations. The kitchen would then remain as a kitchen. The nurses may have to be moved to accommodate and to separate the circulation of people.

All supported that the kitchens could be used. Knead to connect would consider using the kitchen if available for courses.

Liz Gavrilenko - asked if noise would be an issue to other building users. Peter Turner - Could soundproof doors etc. Expect the space to be used 3-4 times a week.

John Willis - All about money to take idea forward and the feasibility study is essential. This should be conducted by someone who knows about the NHS workings, has financial knowledge and knowledge of buildings. Everyone wants something like this to happen but must be financially sustainable and viable.

ACTION Peter Nottingham to give a report in writing to the trustees of why so sure we should not take on a head lease.

Penny Simpson left the meeting.

9. WELLMOOR REPORTS

Richard Foxwell - Project summary attached to show updates.

There are projects attached to health that are exciting.

Community Allotment is going well due to the volunteers and leader Julia Oliver. Green Prescribing referrals are not happening as well as we had hoped.

A series of talks throughout the year start on Monday and there is a lot of enthusiasm. The Well Being directory is being converted to an online format at present.

Phone Box - challenge to find uses, and Camilla will input more ideas. Bill Hardingman will be do a history plaque.

Bumps and Beyond have taken responsibility of the groups and no longer have a facilitator.

Wellmoor support but no governance. Volunteers will be requested.

Arts in Care homes new and exciting project, with BSO to bring wellbeing into care homes. Project has not started yet but expect to start in April.

10. ARTS UPDATE

Andrea Foxwell

Our Open funding appeal attracted over £10K – huge efforts from Ian Mortimer especially. Ian has written a new book that will be published in 2022.

Winter Show – Over £12K Gross Sales – Great footfall and feedback, especially as only open on Thursday, Fridays and Saturdays.

Turning of the Year – Over £800 raised for ArtRaft and over 200 views online. We had amazing raffle prizes and we have engaged new volunteers.

Art Raft (now at Greenhill) and other Textile Workshops – New members have joined, and the workshops are running well. We are applying to DCC and other funders to help sustain these group sessions. This is a mixed group of people.

Devon Life Magazine are again supporting our forthcoming OPEN exhibition with full media coverage including 2 x separate double page spreads over April and May 2022. Submissions are hopefully going to be near the 200 mark.

Just opened our new show – Landscape Form Shape - An exhibition of contrasting contemporary work by artists Neil Beech and Jeremy Speck. This is bright and people are happy to attend.

Wider Funding – currently working on the ACE resubmit plus we have just partnered with the PC in their application to the Devon Communities Jubilee Fund. We are applying for £4,000 within their application for £6K - £7K. Angharad is working with children to align with the canopy project.

Seasonal awareness is a theme. The “Moreton Ash” Maypole is in the planning stages. A maypole made from ash carved by local community members. Currently working on the timelines and budgets.

11. CARBON REDUCTION GROUP

John Willis -

People working on tree planting. Wray valley field path still uncertain at present. Community fridge discussed. Green Tips are ongoing. Parish Hall and Community Club awarded certificates for energy, and we waiting to see if funding is awarded to make improvements. Expect to hear some about electric car spaces in Moretonhampstead. Agri-plastic project, has been applied for funding by Liz Prince. Carbon Reduction Plan is up to date.

ACTION John Willis to send the plan to the trustees.

12. LIBRARY

Edmund Phillips – Will be updating the business plan created by Merlin to check charges and potential tenants are still relevant.

13 . HOUSING PROJECT

John Willis - Middle March were agreed as the agent.

The DNP have blocked us in planning and will only consider the site if ever other site in Moretonhampstead has been considered - due to risk of flooding. Need to prove that other sites cannot be used.

Working with the Parish Council to discuss Forder Farm as a site and could be a separate community led development. May need to start over with the work we have done.

Landowners are waiting for the Bakers estate houses to all be sold before further development considered.

14.STRATEGIC PLAN UPDATE

ACTION Richard Foxwell to update some of the items and send to Edmund Phillips for inclusion.

Affordable housing to be changed

Kickstart placement has finished

All other items apply

VERSION 2 and 3rd FEB as the date.

15. SUCCESSION PLANNING

John Willis - Who will lead us in five years' time?

John Willis stated that would like to hand over by the next AGM if possible, but needs to make the job more manageable. No one around the table has expressed an interest to date.

Richard Foxwell - Also we need a Wellmoor steering group with more people. We need more trustees to take more involvement in Wellmoor. Liz Prince noted that we should consider people who are not trustees due to personal commitments.

Andrea Foxwell noted intention to step down as chair of the Arts Group in September and the arts group are aware. Andrea Foxwell will stay part of the group.

Liz Gavrilenko – Suggested that we need to work on awareness of what we do, why and the benefits.

ACTION MDT to be involved and active member awareness at the Parish Council AGM event. All to think of how we would like to present what we do.

AOB

DATE OF NEXT MEETING

Thursday 5th May 7pm at Green Hill