



## **MORETONHAMPSTEAD DEVELOPMENT TRUST**

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**Directors' Meeting      THURSDAY 18<sup>th</sup> November 2021   7 pm at Green Hill**

### **AGENDA**

#### **1. In attendance**

John Willis, Liz Prince, Emily Dooley, Andrea Foxwell, Nina Bailey, Penny Simpson, Peter Turner, Mike Warner, Edmund Phillips – minutes

VIA Zoom. Richard Foxwell, Jenny Bates and Liz Gavrilenko

#### **2. Apologies**

Cameron Caverhill and Alastair Wimberley

#### **3. Declarations of interest**

John Willis and Jenny Bates: Members of NEDCare Board, tenant of the Trust

#### **4. MINUTES OF LAST MEETING 26th May (attached) and Matters arising**

4a. Bob Small has not reported back to have heard back from Mel Stride

4b. Edmund Phillips updated that the work with contractors is still outstanding due to the complications of closing the road to erect scaffolding.

Board noted that we should investigate the use of a movable scaffold tower to avoid the need to close the road.

**ACTION** Edmund Phillips to investigate.

5. Strategic plan on agenda for this meeting.

6. John Willis did send a letter of thanks to Frank for time as a trustee and approached Peter Turner to be a trustee.

7. The annual accounts were approved in September 2021. There will be Finance committee and budget planning early next year, therefore not on the agenda today.

8. Arts finance on the agenda today.

9. We have now lost Lucy Connolly as an employee but is keen to continue working with the trust. An updated version of the Carbon reduction plan is the website. All wished to thank Lucy Connolly for contributions and hard work.

10. Amendment - "Men in sheds as part of the national movement"

12. Update in agenda for this meeting.

**All approved the minutes of 26th May.**

## **5. TRUSTEES AND STAFFING**

Peter Turner has been appointed as a trustee - present today.

Isla Newell and Lucy Connolly have now left, as their Kickstarter period came to an end.

Edmund Phillips has submitted another application for a Kickstarter to work across Green Hill Arts, the development trust and Wellmoor.

John Willis noted that the scheme has been great for having the input and energy of young people in the trust.

## **6. HOSPITAL**

John Willis asked Richard Foxwell for an update.

We were expecting a confirmation of the NHS property services for an extension of our lease for three to four months, but this has not happened.

In regards to our current subtenants (MED Theatre, NEDCare and Liz Gavrilenko), we hope that their wishes will be considered going forward by the landlord. MED Theatre are looking for smaller and cheaper accommodation. NEDcare are looking to occupy the room currently used by MED Theatre. Liz Gavrilenko is planning to leave the space in three to four months. Richard Foxwell expressed that we have a duty of care to look after our tenants. We will do nothing further until we have a business plan and long plan agreed. Peter Nottingham is currently working on this plan. This work is hindered by limited information from NHS property services.

There is little concern in the short term for the situation, but the situation in the next year will be of more concern.

John Willis added that it was intended to have taken on a full repairing lease for the hospital, but as this would have been subject to criteria defined by the NHS property services it would not be viable. We need to be 100% clear of our responsibilities and liabilities before any further decision can be made.

The services charges involved in potential contracts are hard to estimate and potentially very high. Our current lease runs out on the 1st January 2022.

All expressed concern that the building may become empty if no other tenants are found.

**ACTION** John Willis to write to the trustees to update of any developments in the discussion.

## **7. STRATEGIC PLAN**

John Willis brought to the agenda.

"Men in sheds" is under the Health and Wellbeing section, and Peter Turner invited to describe the idea.

**ACTION** Edmund Phillips to create a version of the strategic plan to include version number and /or date.

Peter Turner explained the idea and potential benefits of the Men in Sheds workshop space for Moretonhampstead. A wellbeing and support group for men to get together, to chat and to make items.

As Liz Gavrilenko is moving from the hospital, the project is considering approaching the NHS to use as the home for the project to set up a workshop.

John Willis noted that this is dependent on the hospital lease conversations in progress.

The diversity and membership of the potential group was discussed to include the name. Other genders and young people are often involved, and the project would be aimed to support and involve the community. Other groups in the UK have set up shops (such as in Exeter) to sell items made to finance their projects. Tool repairs and classes would also be a potential service provided by the group.

Premises are the real issue in getting the project started. Other sites were discussed, including a temporary structure in the fields adjacent to the allotments.

All agreed that we should look at perusing this idea further.

John Willis noted that if a lease is agreed between the hospital and MDT, we would want more details of the projected income from Men in Sheds.

**ACTION** Peter Turner to contact Astrid - a local female carpenter to discuss collaborations.

**ACTION** Peter Turner to contact Running Deer to discuss if they would be interested in using a space such as the proposed workshop also.

**ACTION** Follow up with Maggie Piper as landowner close to the allotment to ask if would consider a community project for a non-permanent structure on land.

## **8. GREENHILL**

Andrea Foxwell - The public appeal for funding has had a great response and has raised £9300 from the current appeal. This includes money raised by the marathon run by Ian Mortimer. We have an aspiration to raise £20,000.

We have a lot of appreciation from local artists and residents for what we do at Green Hill.

Richard Foxwell has started a business plan for Green Hill that acknowledges that we will always need funds and grants.

This will be a three year plan with an reapplication for an Arts Council bid. This is not yet written but is building momentum at present.

Ideas currently include seasonal festivals and activities in response to the climate emergency.

Local artists work projected onto the floor of the church or gallery. Dances and May pole.

"Moreton Ash", a ceremonial piece made from Ash tree that has had to be felled. Projects that address loss of habitat. Projects that look at lost traditions and skills in the town. Aim to have lots of consultation with younger people in the town to involve them in projects.

This would be a community and gallery program of events that is inspiring for the whole community.

"Turning of the year" is fully on-line again this year. It was an amazing event last year with a fantastic response. On-line format as people are still nervous about Covid, but it is positive that reach was much wider last year.

Andrea Foxwell added that we currently do not have outside space for Green Hill and would consider an awning for the front of the building in funding applications.

John Willis noted that this was very positive news and thanked Andrea Foxwell for the update.

## **9. LAND TRANSFER**

Plan showing land attached.

John Willis we have discussed this and know what is happening.

The area marked in RED will be purchased for £1, and is currently being finalised with our solicitors.

Resolution for transfer from Devon County Council as below:

Andrea Foxwell proposed. Emily Dooley seconded. All in favour and carried.

## **10. HOUSING PARTNERSHIPS**

John Willis

There is very slow progress with this. Currently not back from Companies House.

A feasibility study was funded by residence projects

Teign Housing noted to John Willis that they had worked with Middle March, who had supported other trusts to build homes as per their specification.

They come recommended as a partner and have lots of experience in this area. They could help us to draw down funding working alongside the housing associations.

It was noted that Middle March would handle ALL the work and the financial requirements also.

John Willis has communicated directly with the landowner, who has confirmed that the land is on the market. Middle March would handle all the purchase and negotiate the price. A separate freehold transfer to the trust would be required, and we would then receive ground rent.

16 homes at least are required by the housing association. There is a need for local housing but there could be trade-off on garden sizes for example required. Current planning would cost in the region of £4,000,000 to build and we cannot see a way to reclaim the expenditure. Land is not cheap.

We are not talking about details at present. Although we like to see all our dreams come true for the development; John Willis noted that affordable housing was the priority outcome for the space, and compromise would have to happen.

John Willis read the proposal to the meeting. Attached

Christow land trust have recommended Middle March and so have the land trust in Chagford.

The intention is to have a meeting with Middle March in a weeks time. Emily Dooley will attend also.

Liz Prince proposed. Nina Bailey seconded. All in favour and carried.

## **11. GREENWAY PROJECT**

We will host anyone with poor internet connection at Green Hill arts to view the online consultation meeting arranged with Sustrans and Devon County Council.

## **12. LIBRARY**

John Willis

Camilla Rooney is a trustee for the Bowring building. Reported to John Willis that the trustees are committed to doing something with the building and are currently at the stage of getting quotes from builders for repairs. Some money has been secured through the Bowring family.

The Devon County Council freehold terms are not acceptable to the trustees for transfer. Looking to update the business plan that was created in March 2021 by Merlin. The building is currently in a state of disrepair.

### **13 . POST OFFICE**

Nina Bailey. The post office area manager visited the Zero Waste shop to ask if they would consider having a post office.

They had been to various businesses to ask if they could or would have a counter in their existing shops.

Zero waste cannot take on this function.

The information is poor, obligations are very hard and there is no funding to set up a post office.

There is a loan scheme, however that can be applied for.

The set up costs have to be covered by the business/location.

### **13. FRIDGE**

Nina Bailey. Hopes that this project will happen next year to provide a community fridge outside of the Community Club.

### **AOB**

Andrea Foxwell asked if we could send Betti (cleaner) a Christmas card from the Development Trust.

**ACTION** Edmund Phillips to send Christmas card.

### **DATE OF NEXT MEETING**

Finance meeting 27th Jan 2022

Thursday 7th February 7pm at Green Hill and via zoom if required.

### **ATTACHMENTS**

#### **MORETONHAMPSTEAD DEVELOPMENT TRUST**

#### **RESOLUTIONS 18.11.2021**

To purchase From Devon County Council the freehold of the land marked DN415764, lying to the south of Station Road, Moretonhampstead (comprising 4,246 square metres (1.05 acres) or thereabouts) identified on the attached plan ("Plan") and shown edged red, for the price of £1.

This is to provide for community benefit, a wildlife area with limited public access adjacent to the Wray Valley trail.

We authorise Trustees John Willis and Elizabeth Prince to conduct the transfer of land on our behalf.

To establish a partnership with Middlemarch Community Led Housing, with a view to them carrying out pre-development work on sites such as the Station Road (Live Work Unit) site in conjunction with a Housing Association. This would include negotiating with DNPA and the landowner, commissioning architects, builders etc and raising finance for the whole project. We will require to be involved in the site design, public consultation, lettings policy, but not in the management of the buildings or tenancies. We would expect to own the freehold and enter into a long-term lease with the HA who would take all the risks in developing, financing and managing the scheme.