

Clapham And Patching Community Shop And Cafe - Minutes for Meeting (12-03-2014) (Unapproved)

Abbreviations (HS: Haydn Smith, GA: Giles Allen, EC: Edward Chapman, JB: Jayne Bunting, SM: Sally Morris, JM: John Morris, NA: Neil Austine, CB: Claire Burgess, KE: Kate Elliot, SS: Sian Smith, MM: Mike Monger ,RP:Richard Prior, LP: Lynn Picton, MC:Mike Cooper,YF: Yvette Fisher, MTH:Max Tooze-Hobson, JK:Jeff Kluckers, RP: Robin Paris, TF: Tina Fowler, JP: Jane Preston(Trustee of land)).

Approximately 60 persons in attendance.

1)Appointment of Chair.

GA: Called meeting to order, and proposed Haydn to Chair.
(No Objections)

2) Appointment of minute secretary

HS: Introduced GA to minute (No Objections)

3) Apologies for absence:

Clem And Julie Somerset and parents.
Cliff and Caroline Tomkins
Meg and Mike Hatton
Deborah Urquhart
Mary and Geoff Holden
Carol Fletcher
Tony Crowther

4) Welcome and Introductions.

HS: Overview of purpose (as defined in proposed constitution), Previous Meeting and Agenda. (No Queries/Objections)

5) Previous Minutes

HS: Reviews previous minutes for meeting 15/01/2014 and asks acceptance,
JB: Proposes acceptance,
No objections minutes accepted.

6) Matters arising

No new matters raised that weren't already on the agenda.

7) Results of residents survey

HS: Introduces EC
EC: Majority of information will be found out in next months.
EC:Introduces survey and thanks SM for creating the questionnaire, and Jayne and Keith Preston, and others for delivering questionnaire.

EC: Review Questionnaire: Report details support from within Clapham, Clapham Common, Patching, and external, concluding there was a good level of support.

EC: has communicated with other people who have opened village shops and 30-34% is viewed as a good response rate.

EC: States that the cafe has been granted planning permission to Feb 2017, and to continue after that date either must not be cafe or must have resolved issues preventing permanent retrospective permission (Toilets and kitchen facilities).

EC: Highlights Junction is not viable without the cafe.

EC: concludes people generally in favour, either new building required or modifications to existing building such as toilet facilities. If people decide we are to go ahead we will need look at new or refurbished building, get cost estimates, investigate sources of funding, Get detail from residents and customers and what they want.

EC: for more information fill in a form at the front and sally will provide more info.

HS: thanks EC, and concludes majority in favour.

8) Concept of community-owned building

HS: Introduces concept of community-owned buildings (over 200 in England).

HS: Advantages - opens a variety of funding opportunities (grants from philanthropic organizations and local council and many others).

HS: Junction building nearing end of life as it needs substantial modifications to comply with regulations.

Kath: Who owns current building? And what do we want to do with it?

HS: Asks Neil to clarify as current manager who owns building.

NA: Clarifies, 7 year lease, he owns the building.

HS & NA: Neil receptive to giving up his lease to village either way (Modifications or replacing building).

KE Clarifies Land Leased and building owned (Confirmed)

LP: Wants to know lease details, no point in buying building if can't get lease on land.

HS: Too soon, we're not far enough to review yet but will be the task of the committee to establish what the problems are (such as duration).

JP: Main Lease to Arun District Council, Sublease from council to Neil.

GA: With depth required makes most sense for solicitors to look at rather than group. (Agreed)

HS: Emphasise if we want funding it will need to be/there are more opportunities available for a community-owned building.

SS: Asks for clarification on what types of community-owned building.

HS: lists possible types: registered charity, company ltd by guarantee, Community interest company, Friends and provident society. Depends on main funders and the type of organisation they prefer (in part).

HS: also requires locals to be part of the management committee.

SS: And fund it?

HS: not necessarily but most of us would be surprised if we got more than 70% external funding so fund-raising is required (discuss at the end if there is time)

KE: who will own it Village or group members?

HS: if community-owned it will be owned by its local members.

11) Adoption of constitution

HS: Suggests adopting a constitution before selection management committee.

HS: Reviews the constitution, providing an overview, SM: Projects constitution onto screen.

SM: Suggests F1 Contradicts M(5), (elections shall be a show of hands unless nominations exceeds number of places...)

After debate on the floor GA called for a vote as to whether it is acceptable as is (Majority agree ok as is).

GA: Propose change to D3,4,5 requiring a 75% majority of agreement of the voting members. (Majority agree, constitution to be amended).

RP: Suggest adding purpose to the group of promoting education and catering for minority groups at the junction to open up funding possibilities.

HS: identifies this will be a change to C2 if adopted

CB: Issues before due to breach of lease and planning permission so not possible

JB: What about things like knit and natter?

GA: requests trustees to clarify.

JP: clarifies lease says shop and cafe no education.

Monger: questions the importance of phrasing

SM: suggests changing to constitution later,

LP: suggest accept as a working constitution to be changed later (Agreed)

EC: suggest in future questionnaires include questions funders will want to see.

JM: 2 questions/points:

1) bear in mind for next issue of constitution nothing in constitution to prevent control of constitution to pass outside villages (due to not limits membership to local villages)

2) Nothing to stop us running up deficits, as no limited liability yet. And significant expenses expected in advance early on.

HS: This will need reviewing when we need to spend money

HS: Proposes constitution, GA: clarifies with minuted changes (Confirmed) GA: Reads out changes.

VOTE: Majority in favour, 1 against, 4 Abstentions. (Constitution Accepted)

9) Appointment of Management Committee

HS: Introduces.

Initial Nominations:

Giles Allen, Angela Chapman, Edward Chapman, Mike Cooper, Yvette Fisher, Jeff Kluckers, Haydn Smith.

Seconders

KE (GA), JB(AC), SM(EC), MM(MC), MTH(YF), Gwen Morris(JK), Eddy Renouf (HS)

Extra nominations:

MTH (Proposed TF, Seconded CB)

HS: Show of hands to accept, (Majority).

Management Committee Accepted

10:Recent Planning approval

HS: This has been covered earlier, if people wish a copy there is one at the front, and reminds 3 year temporary consent for planning permission.

SM: also online linked from the shop website

LP: at bottom of constitution 6-10 signatures, SM: clarifies should be Management Committee, HS: to be signed at end (Agreed).

12:Discuss annual subscription.

HS: Brings Subscription to floor for discussion

SM: How much money will we need.

HS: Estimates 200-300 year on basics and thanks SM for paying for survey.

HS: are people happy for subscription (Majority Yes/ a few depends how much)

HS: Suggests £5 for individual, 8 for Household and asks for others suggestions

Gwen?: Suggest 10?

53:54??: Leave it to peoples conscience, HS: agrees but with figure as a minimum.

Floor Discusses

MTH: Were any questionnaires void, SM: 1 void, 2 past deadline.

HS: calls for proposed subscription

JB: Proposes £10 for household, HS Proposes or £5 for individual.

RP:Queries is a basis for this required. HS: asks for explanation, R: Suggests activities listed what will be provided. D: Suggests at first AGM provision for left over if any discussed, HS: proposes for building fund if left over,

Vote to accept subscription: Majority in favour, none against.

Subscription Accepted .

13)Any other business

Committee asked to stand and introduce themselves, Introductions made.

Committee photo taken to go on the website.

TF: when will next meeting be

HS: Probably June/July

TF: Suggest microphone.

PT: Asked if people have visited local shops (Slindon Forge, Lodsworth larder), (Some Committee Members and group members yes)

Pen amendments made to constitution.

Committee Gather and sign constitution.

Actions Required:

Sign Constitution (Done on night)

Microphone to be provided for next meeting

GA to Amend Constitution with minuted changes.

GA to provide minutes.

GA to scan and email documents.

Group And Committee to review Constitution at later date

Group And Committee to review excess moneys from membership if any at next AGM.

SM to provide more info on questionnaire to individuals if requested.

Committee to investigate types of community-owned buildings and report.

Committee to meet to discuss moving forward (Provisionally meet Monday 24th March 2014).

HS to arrange and confirm date & time of next Group meeting.

Committee to discuss lease with NA and Trustees and establish options.

Notes:

Audio Recording of meeting available at (beginning 5 mins missing as initial recording didn't start):

<https://www.dropbox.com/s/ylcsc54vsyymev2/Meeting%202b.mp3>