

COMMUNITY BUILDING



Clapham & Patching Community Shop and Cafe Project Ltd

A Community Benefit Society regulated by the Financial Services Authority. Registration No 7276

NEWSLETTER

August 2016

Issue 12

The Clapham & Patching Community Shop and Café Project group continue to work extremely hard behind the scenes. Negotiations are still being pursued on as many angles as possible, leases, insurance, drainage, planning, funding and a new building. We acknowledge the recent efforts the Save Our Shop (SOS) team have made to highlight the issues. SOS operates outside of our organisation.

Recently questions were raised with our group about agreements between CPCSC Project Group and the Trustees, as the Parish Newsletter of July 2016 has led to some confusion.



A recent show of support for our village Shop/Café

The Trustees wrote to the Project Group on 8th October 2015 with the following 10 stipulations, after each stipulation in italics we have noted the current position as we see it. Please feel free to contact us if you have any concerns or queries— as ultimately we are negotiating on the residents behalf:

1. a. *The new build will be of a portable type with design and decoration sympathetic to the location.* This was agreed. The Project Team are pursuing a log cabin style structure in accord with feedback from local people and pre planning comments.
2. b. *It will occupy an area of not more than the existing footprint and veranda 5m wide x 10.8m long. The north and east boundaries of the existing building will remain.* Still under discussion, the Trustees have indicated that a larger building will be acceptable.
3. c. *The garden area between the road and the north boundary of the building may also be used by the occupants for outside table and chairs but not covered or built on.* This was noted with thanks.
4. d. *The proposed use of the building will not assume the right to use any other part of the recreation ground, even temporarily.* This was agreed.

- 5. e. *There will be no parking on any part of the ground.* Accepted subject to Planning requirements.
- 6. f. *No damage to be caused to the chestnut tree during building removal, replacement or the use of the site. Damage to the area during construction to be made good.* This was agreed.
- 7. g. *The building's use will be limited to a community run enterprise as implied in the title (Community Shop and Cafe) and not an independent business. Its actual operation must not adversely affect neighbours or impact on other authorised users of the recreation ground. An independent business has not been defined as such and details are still under discussion. The enterprise would be run by the community through CPCSC Ltd—a Mutual Benefit Society.*
- 8. h. *The initial period of permission to be limited to 5 years.* This was considered to be too restrictive bearing in mind financing requirements so is still under discussion. The Trustees have indicated that they are willing to accept a longer term.
- 9. i. *In case of the project failing project officers jointly and severally to be responsible for building and services removal and return to grass and responsible for all costs in the event that the Project has no funds. Also Project officers to indemnify the Trustees and any other parties involved from the effects of the building and the Project's operation.* Under discussion.
- 10. j. *The project will be responsible for all (both sides) legal costs.* Still under discussion—the Society has asked their solicitor to clarify what is considered to be reasonable costs.

Subject to legal issues being resolved the Trustees have offered the Recreation Ground to the Clapham Parish Council, who, we understand, would issue a lease to the Society to enable the shop/cafe to proceed. Additional consultations are therefore taking place with the Parish Council to try to move things forward.

OTHER NEWS

- Tracey Headley-Smith has joined the Committee of CPCSC Ltd and we look forward to her positive input.
- A major funding application for the new building has now been submitted, this would utilize EC rural development funds (yes they are still available!).
- We hope all will be in place to submit for planning permission by the end of September.

The Community Benefit Society	
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