

## NEUADD DYFI

Minutes of the AGM of the management committee held on Tuesday 30<sup>th</sup> September 2008 at 7.30pm at the Neuadd Dyfi

Officers present:	Chairman	Mr D George
	Vice-chairman	Counc. D Williams
	Hon Treasurer	Miss L Bradbury-Willis
	Booking Secretary	Mrs P Williams
	Minutes Secretary	Mrs S Hughes

Members present:	Mrs A Lakin	Mrs P Jones
	Mr T Lumley	Mr M Lumley
	Counc. D Owen	Mr R Lake
	Mr J Reynolds	Counc. M Reynolds
	Mr B Barratt	Counc. H Jones
	Counc. B Lloyd	

Members of the community present:

Mrs A Brocklehurst	Mr P Brocklehurst
Mrs J Goddard	Mrs M Bosi
Mrs A Smith	Mrs N Green
Mr R Owen	Mr G Wyn Rees
Mr M Blower	Mrs K Hall
Mr B Hall	Mrs J Yates
Mr A Yates	Ms C Lloyd
Mrs A Hughes	Mr G Hughes
Mr B Hughes	Mr H U Gowers
Mrs S Green	Mr F Fowles
Mrs I Lumley	Mrs B Hugill-Gowers
Mr A P Williams	Mrs D Derry
Mr J Derry	Mr M Bendall
Mrs J Bendall	Mr J M Green
Mr J A Ten Wolde	Mrs C Ten Wolde
Mrs S Young	Mrs C Jackson
Mrs M Brookes	Mr K Bowron
Mr M Bowron	Mrs M Jones
Mrs E Jones	Ms N Jones
Mrs S Prescott	Mr P Edwards
Mr R Roberts	Mrs G Roberts
Mr D Roberts	Mrs B Edwards
Ms D O'Keefe	Mr J L H Bate
Mr P Jones	Mr M Kidman
Mrs B Kidman	Mr D Williams
Mrs H Williams	Mrs O Bate
Mrs P Hellon	Mrs G Richardson
Counc. D Richardson	Mrs M Jones
Mrs A McEvoy	Mr B Kelly
Mr B A Davies	Miss A Sykes

Apologies:

Mrs S Mount

Mrs M Cave

96. MINUTES OF THE 2007 AGM

The minutes were proposed as a true record by Mr R Lake, seconded by Mrs A Lakin, approved by all members present.

97. TREASURERS REPORT AND ACCOUNTS FOR YEAR 2007/2008

*(ADDENDUM 1)*

Copies of the financial statement were available to all in attendance.

The Treasurer gave a brief summary of the report.

Treasurer pointed out that although the balance sheet shows a slight loss this is not a worry as the net loss figure includes £3200 of depreciation. Income is well up due to increased hall hire, two donations and a grant of £6,200. Expenditure is up due in the main to architects and structural engineer fees for the feasibility study. The Treasurer urged the management committee to consider raising the cost of electricity to consumers to 30p. The current assets have more value due to the addition of new tables. HSBC account stands at £4780 and Caf Cash Account has £1532.

Treasurer thanked everyone for their support and invited questions from the floor.

98. CHAIRPERSON'S REPORT FOR YEAR 2007/08

*(ADDENDUM 2)*

A copy of the report was available to all attendees.

Chairman welcomed all to the meeting, expressing his delight at the good attendance which proves the interest our community has in securing the future of the Neuadd Dyfi.

Following the decision at AGM 2007, Chairman has spent all year looking at the development of the proposed new annex. He is delighted with the usage of the Hall this year, with a good mix of functions being catered for, both private and corporate. Unless we keep rolling forward with our plans for expansion, these extra bookings will begin to tail off.

Chairman has done a lot of work attending training courses and applying for grants. The application for a grant for development money, which was to fund the redesign of a smaller scheme, was unsuccessful, purely on the grounds of competition for funds from other schemes. However, he was able to instruct the Architects and a solicitor to redesign the scheme with various local grants being, AA&I - £5,000; Peter Saunders Trust - £1,500; Aberdyfi Players - £1,000 and Chairman busy selling lawn mowers and gardening equipment!

Chairman stated that now we were in possession of drawings for a smaller scheme, there is opportunity to reapply for the Big Lottery. He has also looked into the WEFO 'Convergence Fund' which is extremely complex but it has emerged that the only chance of funding from this source would be through a larger organization such as Gwynedd Council. There are also developments regarding the Rural Development Plan whose members held their annual conference in the Neuadd Dyfi where our Chairman was able to make some useful contacts.

A vote of thanks from the floor was proposed to the Chairman for all his hard work and efforts in this regard and all agreed.

99. THE SALE OF THE NEUADD DYFI

The Chairman wished to proceed to Item 9 on the agenda at this point as it made more sense given the proceedings of the meeting.

It is possible that the Neuadd Dyfi will be put up for sale by the Council who have audited all buildings and land and ranked what is essential. They are of the opinion that the Hall would be better handled under local ownership. It has been offered to the Community Council (not the Management Committee) as custodial trustees. This is the only body the Council are prepared to sell to.

Chairman sees that we have 3 options:

- 1 Purchase
- 2 Negotiate a new long lease
- 3 Do nothing

The current 26 year lease has 6 years left to run. The terms of this lease are favourable as the Council pays for the insurance and maintenance of the building. Chairman estimates insurance would cost £1,200 - £2,000 per annum.

Chairman favours option 1 ó To purchase. Chairman envisages purchase to be a modest sum of money. Option 2 ó a new long lease would not this time contain a clause to pay for external maintenance or insurance ó those days are gone unfortunately. In addition the £100 per annum ground rent would probably increase to minimum of £1,000.

Council see the Doctors surgery as being worthwhile but view it as a commercial enterprise, whereas the remainder of the Hall would be deemed for Community use only.

Chairman understands some caution amongst Community Councillors regarding personal liability. However, the Charities Commission defines a custodial trustee as having no liability as long as they do not collude with anything deemed as corrupt. We have a duty to protect the Community in the future ó the Hall will never become a õTescoö and will always be there to provide community facilities.

Chairman invited questions from the floor:

Question: Would the option to buy still be available in 4 years time?

Answer: Don't know

Question: When the lease runs out in 2014, if we haven't bought the Hall ó would it still be for Community use only?

Answer: Depends who has the lease.

Question: Do the terms of the lease change annually?

Answer: No, they have been set for the last 20 years.

Question: Where would the money come from to purchase?

Answer: Money could be raised as purchase price is very low ó not a major hurdle.

Question: What are the major arguments against the Community Council purchasing?

Answer: The legal position regarding liability needs to be clarified.

Question: Councillor David Richardson wished to put forward Councillors point of view but first wished to praise the extraordinary amount of work undertaken by our Chairman ó networking, talking, listeningí All 11 custodian trustees want reassurance about where õthe buck stopsö . If the Chairman were no longer here ó who do we have to run it in such a dynamic fashion? Also, the Community Council's Code of Conduct restricts the ability to discuss Neuadd Dyfi issues if Councillors are also on the Management Committee. These Councillors would not be eligible to vote, so 5 would be making decisions for the other 6 ó is this fair? Councillor Megan Reynolds this even precluded the ability to look at the plans.

Answer: This can definitely be resolved and is not unique to Aberdyfi. Charities Act lays down what happens in these matters. They are not a problem.

Question: What happens if our Chairman were not here ó this total dedication from anyone else would be hard to come by.

Answer: Chairman is very flattered but is convinced that once the annexe is completed and it is up and running ó it would run itself albeit with the paid employment of a caretaker.

Question: With all due respect, Councillors should take more responsibility .In the past the chairman was a Councillor

Answer: Our Vice Chair is a Councillor and has given a tremendous amount of support as well as ensuring the other Councillors are involved by attending meetings with grant officers etc.

Question: It is vital the Neuadd Dyfi remains in the hands of the Community. Everyone would support the purchase wholeheartedly once any fears of financial liability were alleviated. We need a full commitment from the Doctors that they support the idea of a Surgery located in the new annexe and an undertaking that it would be accessible on a 5 day a week basis. This also brings in regular income for the Neuadd Dyfi.

Answer: The Doctors are fully supportive ó they need an up to date building. This also fulfils the needs of the Health and Wellbeing Strategy.

Question: Is there a time frame on decision making?

Answer: No - a least not until the lease expires in 2014.

Question: Councillor Dewi Owen reckons the quicker we reach a decision to purchase, the quicker we can work everything out with the officials at Gwynedd Council. It is up to us to draw up an agreement that suits both parties. It should be a policy on which we can both agree.

Answer: Agreed, to be awarded a grant we need to have settled on either a new long lease or the purchase ó we cannot proceed without this. Chairman has appointed a lawyer who specialises in this subject.

Question: Could Community Council seek alternative legal advice ó or would they use the same solicitor.

Answer: Whatever they wished.

Question: If we were to purchase ó would the car park be included?

Answer: No

Question: Is there any guarantee it will stay as a car park?

Answer: Cannot say

Question: How much money are we talking about?

Answer: Maybe £5,000 but this is not on the table as we have not reached the stage of negotiation. It will be a small figure and not a problem to raise.

General consensus from the floor appears to be the majority in favour of purchase so long as there were not any personal legal liabilities. Once the Community Councillors are happy from the legal point of view, all present requested another meeting to take a formal vote.

Chairman wished to know if he had everyone's support to pursue the matter, bring it to Committee and back to the Public.

All agreed that he has their support to continue.

#### 100. BOOKING SECRETARY'S REPORT

Chairman wished to now go back to Item 5 on the Agenda as follows:

Bookings Secretary reported a very healthy diary of bookings. The hall is full most of the time with barely an evening free. There are lots of regular bookings with WI, Youth Club, Dance Club, Aberdyfi Players. There are already 6 bookings for private functions next year. There are excellent bookings now for the next 6 months.

Secretary did point out that having the addition of a medium sized room would be very useful and indeed is almost becoming a necessity.

#### 101. UPDATING ORGANISATIONS ELIGIBLE TO NOMINATE A REPRESENTATIVE TO STAND ON THE MANAGEMENT COMMITTEE

Additions to the present list are :Aberdyfi Dance Club, Aberdyfi Boat Club, 41 Club, Coastguards and NSPCC.

There is an amendment to last year's minutes being there is only 1 Community Councillor automatically on the committee and upto 6 others ó they are not all automatically on as was stated. This has duly been amended in the file copy of last year's minutes.

#### 102. APPOINTMENT OF UPTO 8 INDIVIDUALS REPRESENTING LOCAL ORGANISATIONS ON THE MANAGEMENT COMMITTEE

Mrs Kath Hall proposed voting back all individuals representing local organisations en bloc  
Seconded by Mrs Gay Richardson and agreed by all.

#### 103. APPOINTMENT OF UPTO 6 INDIVIDUALS WISHING TO STAND ON THE MANAGEMENT COMMITTEE

At present the individuals serving on the committee are Des George, Sally Hughes, Lucy Willis, Ann Lakin, Bob Lake with Gay Richardson resigning and Nigel Scott taking her place.

Mrs Helen Williams acknowledged the tremendous work David Rooley put in during the last major refurbishment project and was pleased to see Nigel Scott come forward as it is vital for the Chairman to have someone with sound business knowledge skills on board. All acknowledged with grateful thanks David Rooley's great contribution.

David Richardson proposed these persons be voted on the committee.

Pam Williams seconded ó all agreed.

#### 104. THE ANNEXE PROJECT INCLUDING THE DOCTORS SURGERY

*(ADDENDUM 3) The Revised Plans*

Chairman prepared the above document which all attendees received. Copies are on file and available to view should anyone wish to.

The idea is to build additional facilities on the back of the building and hopefully replace the heating. We have to come up with a more achievable scheme and this is what we have done. The Quantity Surveyor has broken down our original 'grand' scheme into bite sized chunks and included stronger foundations so it is future proofed to add another floor at a later date.

We are looking at a Doctor's Surgery and a new room behind the stage which has room dividers to make it more of a flexible space (which actually costs about 30k to do it properly)/ We are also looking at a ground source heat pump to satisfy the green elements for which there are grants available.

Chairman is delighted with the turnout this evening because evidence of Community feedback and support is vital when applying for grants.

Planning permission has been submitted and the Chairman is hopeful of a positive result as there have been no objections, so it is not going to Committee ó which is usually good news.

Question: Does all this depend on grants?

Answer: Yes, and there are sums of money ring-fenced for this type of project. There is the Convergence Fund and the Rural Development Plan. Gwynedd Council must apply for this on our behalf. We do qualify, we have a design plan and we are in the running.

Nothing can happen until we have purchased or negotiated a new lease. This must be done in a timely manner as money gets allocated on an annual basis. We must reach agreement in order to apply for grants at the correct time. The money is there but we are in competitive times ó we must try.

The design itself is flexible. Anything can be repositioned to added to at a later date. We must now wait for planning permission and start applying for grants. Also environmental grants for the green element.

#### 105. ANY OTHER BUSINESS

Mr Brian Davies wished to know if solar panels were incorporated into the new scheme. Chairman answered that yes they were.

There being no other business the AGM closed at 8.45pm

#### THERE FOLLOWED A SHORT COMMITTEE MEETING:

#### 106. ELECTION OF OFFICERS:

All officers presently in post were willing to continue.  
Councillor Megan Reynolds proposed they do so.  
John Reynolds seconded the motion and agreed by all members present.

#### 107. ELECTRICITY CHARGES:

Treasurer proposed charges should be increased from 15p per unit to 30p. After some discussion it was agreed that we use the term 'Utility Costs' on invoices in future instead of 'Electricity' and that the rate goes up to 25p immediately to be reviewed at the next meeting.

Meeting closed at 9.00pm