

Mendlesham Community Centre Charity

An Annual General meeting of Mendlesham Community Centre Charity was held at the Old School Room, Mendlesham, Wednesday 17 May 2023 at 7.19pm.

Present: Cllrs A Davey, P Allen, M Exley, D Foster, N Foster, S Judd, D Lummis, H Orton, E Ward, S Jones (Clerk) and three members of the public.

Apologies: Cllr C Orton (personal reasons). This was accepted by the Charity.

The filming statement was read out.

2. Declarations of interest:

a) To note Councillor's declarations of interest in any of the following agenda items. Cllrs D and N Foster declared a Registrable interest in agenda items 9 relating to the sale and new building project of Mendlesham Community Centre, as their property may be affected financially or their wellbeing affected.

b) To agree any dispensations with regard to declarations of interest. Not required.

3. Minutes:

a) It was noted that the minutes of Annual General Meeting held on 11 May 2022 were approved at the Charity meeting of 8.6.22.

b) To approve minutes of Ordinary Meeting of 15 March 2023. Pages 429-431 inclusive were unanimously approved for accuracy, signed and dated by the Chairperson.

4. Annual Reports:

a) Chairs report:

Our project to take advantage of the unique opportunity to sell the existing building, securing continued use of the Main Hall and Changing Rooms for community hire for the future, and then build a new hall which will be financially and environmentally sustainable and provide modern facilities for the community, available during school times, for the next thirty or so years continues.

There has been some progress in the last year. Much of the year has been spent negotiating with Fields in Trust, for them to agree to release their deed of dedication over the Community Centre Charity building so that it can then be sold to Suffolk County Council. We have also requested permission to build a new building on land owned by Mendlesham Memorial Playingfields Charity. A direct response re the new build has not been received, although our interpretation, to be confirmed by legal opinion, is that the new project falls within Field in Trust Policies.

Minutes of Annual General Meeting of Mendlesham Community Centre Charity reg no 304795 held on Wednesday 17 May 2023

A public consultation was held from 1.2.23- 31.3.23, followed by a public vote in April 2023 to confirm in preparation for an application to the Charity Commission to :

- a) Merge both charities
- b) Sell Mendlesham Community Centre owned parts of the existing building.

Hire of the existing building is managed by the John Milton Academy Trust, pending sale.

b) Financial report, to include accounts for the year ending 31.3.23 noting inventory requirement has been suspended due to anticipated sale.

The year end 31.3.23 shows receipts of £5,815.86 (£14,169.11), hire income for the SEND unit pending sale and MSDC Recycling Credits for the Bottle Bank at Mendlesham Kings Head PH (with thanks to Cllr Allen).

Payments of £5,256.11 (£7,644.98) include legal fees £2647, to advise on the way for a new build following sale, repair and replacements for the existing building £576 and administration and audit fees.

Funds are held in a current account £6,162.28 and deposit account £28,194.95.

c) To note insurance arrangements: noted as included as part of policy held in the name of Mendlesham Parish Council.

d) To confirm the schedule of direct debits and standing orders. All direct debits and standing orders have been cancelled pending sale of the building.

e) To confirm payment of invoices where required online in accordance with Mendlesham Parish Council financial standing orders and agreed process. Unanimously confirmed.

f) To confirm bank signatories. Cllrs Davey, H Orton and Sharon Jones, plus the addition of Cllr Allen and Cllr Ward and the removal of David Nunn and Madeline Watson was unanimously confirmed. Any two to sign, to include use of online banking.

5. Public Forum: nothing from members of the public present and nothing received in writing.

19.27 SCC/DCllr Stringer arrived.

6. Reports:

a) Clerks report:

Finance:

£183.60 Mid Suffolk District Council Recycling Grant Mar 23 received.

19.4.23 Meeting with Constable VAT - a report for next Ordinary Community Centre Charity meeting.

Changing Rooms: Mr Gardiner and Mr Roshier had removed the loose tiles and had commenced work to replace as required. It was noted that in the meanwhile the shower facilities were out of action and this work could take some time.

Delegated decisions: None.

Correspondence: 2023/24 Mid Suffolk District Council Business Rates demand £ 13,250 received (covered by MSDC Discretionary Rate Relief grant) .

b) Chairs report: Nothing reported.

c) Questions for the chairperson: none.

d) Any other reports: None.

7. Financial Matters:

The following invoice was unanimously approved for payment.

OL	119.00	B Gardiner reimbursement tiles for changing rooms
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8. To note public consultation responses 1.2.23- 31.3.23 and confirm the way forward. Noted with no further actions confirmed.

Cllrs D and N Foster declared an pecuniary Registrable interest in agenda items 9, relating to the sale and new building project of Mendlesham Community Centre, as their property may be affected financially or their wellbeing affected and left the meeting.

9. Merger of Mendlesham Community Centre Charity and Mendlesham Memorial Playingfields Charity.

Proposal A:

Mendlesham Community Centre (Registered charity number 304795) and Mendlesham Memorial Playingfields Charity (Registered charity number 304794). Proposal to apply to The Charity Commission for England and Wales to merge Mendlesham Community Centre and Mendlesham Memorial Playingfields Charity.

- a) Public vote 18.4.23 (residents of Mendlesham Parish aged 18 +), independently verified Cllr Ann Arnold of Wetheringsett Cum Brockford Parish Council. Total no of votes: 51, Yes: 47, No: 4. % in favour 92.15%. Noted.
- b) To agree to instruct Birketts Solicitors to make an application to The Charity Commission to merge both charities subject to Suffolk County Council covering Charity's legal fees. Unanimously agreed.

Sale of Mendlesham Community Centre and New Build.

Proposal B:

Mendlesham Community Centre (registered charity number 304795) proposes to sell Mendlesham Community Centre building and pavements..... by way of freehold transfer to Suffolk County Council. The land has not been advertised in the open market but the trustees have sought and followed the written advice of a surveyor, in accordance with their duties under Part 7 of the Charities Act 2011. The Mendlesham Community Centre charity intends to use the proceeds of the proposed sale towards funding a new community centre in the Parish.

c) To note public vote 18.4.23 (residents of Mendlesham Parish aged 18 +), independently verified Cllr Ann Arnold or Wetheringsett Cum Brockford Parish Council. Total no of votes: 50. Yes: 43. No: 7. % in favour 86% . Noted.

d) To agree to instruct Birketts Solicitors to make an application to The Charity Commission to sell Mendlesham Community Centre subject to Suffolk County Council covering the Charity's legal fees. Unanimously agreed.

10. To note timing/format of charity meetings.

a) To confirm process of managing sale and new build i.e., working parties, advisory committees, committees with delegated responsibilities or full Charity meeting.

It was unanimously agreed to continue with the following working parties.

(i) New build/ purpose/Design/ Planning/ Future requirements: Cllr Stringer, Cllr Lummis and Mr Woodley.

(ii) Finance, grant applications, vat, permissions: Cllrs Allen, Exley, Judd and Clerk.

(iii) Communication and Marketing: Cllrs Davey, H Orton and Ward.

Action: Clerk to ask Cllr C Orton which working party he wished to join.

b) To note timing and frequency of full charity meetings.

It was confirmed to hold full charity meetings to agree items for the sale/new build project on a different evening to the monthly ordinary Parish Council meetings. Next meeting provisionally 14.6.23. Page 435

11. Licence to occupy.

a) To agree, subject to legal advice, a new licence to occupy wef 1.8.23, subject to Suffolk County Council covering the Charity's legal fees, including an increase to the weekly hire fee with mention of the increase to be at least 10%. Unanimously agreed. Cllr Davey and Clerk authorised to commence discussions with Suffolk County Council with the amount negotiated to be confirmed at the next Ordinary Charity meeting. It was also noted that a licence should be a short term arrangement and the sale needed to be completed by the end of the Proposed new licence ie 1.8.24.

12. Any other business: none.

Meeting closed 7.43 pm

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