

## Tarvin Community Centre Committee of Management

Minutes of meeting held at Tarvin Community Centre at 7:30 pm on Tuesday 12th January 2021 via Zoom.

On Zoom: Ted Lush (Chairman) Jane Lush (Treasurer), Jane Armstrong (Secretary), Sue Hardacre (Bookings), Roy Brereton (Buildings), Brian Hardacre.

Lyn Brunton (Social and Website) , Pete Brunton, Merryn Shaw (Flower Club) Sharon Nolan (Gardening Club), Gill Williams (WI), Helen Flynn (TPC), Fiona Lewis (CRTA)

1. Apologies - None received
2. Minutes of previous meeting

The minutes of the meeting held on Tuesday 8th December 2020 were approved and signed as a correct record and a copy will be delivered to JA by TL.

3. Matters arising from previous minutes - None that will not be discussed later.

### 4 Officers' reports

Chairman Ted Lush

The tank room is finished and ready for use. The ceiling tiles are thought not to contain asbestos but will be disturbed as little as possible. The work carried out by Clive Smith and John Bloomfield will be formally thanked by letter (JA).

The floor in the hall has been brought up to a very high standard after hard work by Chris.

There followed a discussion following CWaC's decision to move out of the office side, with no notice to the CC or Chris.

TL has reported recently on the communication with CWaC (See the Chairman's report plus TL's discussion document previously sent to the committee via email) and absolutely wishes that we need to be part of any discussion with CWaC before future decisions are made.

Comments from the members were invited.

SH (See doc for more details, "The future of the Professional Centre" sent previously via email by SH)

SH The offices should be occupied for security reasons and to prevent deterioration of building. There would otherwise be future upkeep issues and damage to the CC's current smart appearance thus discouraging users and future business.

SH would prefer it to be let to another CWaC dept to continue current caretaking arrangements and to generate further income from meeting bookings etc.

SH - if not, then let to a third party, eg NHS.

MS suggested the building could be purchased by the Community if CWaC wanted to sell, raising funds by selling shares for example. However it was realised that this would involve huge responsibility for this and future committees but it does remain an option for the future particularly if CWaC decide to sell.

RB had also emailed a summary to the committee of the options as he saw them, please refer to this for more detail:

RB: Find another CWaC department or secondly another tenant from the private or public sector, thirdly discuss with NHS and Dr Campbell partnership to take over the facility and accept that CWaC could sell the site subject to our lease - 18 years left.

RB reiterated that a positive attitude be displayed to Andrew Playfer, the CWaC representative when TL contacts him.

FL suggested that the building be used as a business hub, a separate commercial enterprise that potentially could provide much needed income for the centre as working from home becomes more common there would be a need for meeting space. FL would be interested in pursuing this as a private enterprise as she is already involved in similar work and hoped that CWaC would possibly offer an attractive low rent.

TL agreed that this would be a possibility as the CC took on the small room and there was no charge for the first year. Additionally the Tarvin Woodland was bought from CWaC for £1.

HF thought that the space could be let out to home workers on an hourly rate.

LB agreed with Fiona that the Business Hub was an option - she too had had a similar idea, perhaps with printing facilities for users.

JL added that the office accommodation review by CWaC is motivated by saving money and that any enterprise taking over the building would incur a significant rent.

RB said taking over the lease involves serious responsibility for the named persons on the lease and a commitment to fund repayments of potentially £50k per year.

There was a discussion raised by SN on whether our terms would change during the 18 years left on the CC's lease - JL, TL confirmed they would not. Our current position is good as the CC is not responsible for building maintenance and pays no management fees.

TL will prepare a letter to Andrew Playfer and ask for final comments from the committee prior to sending via email on 13th January 2021.

TL summed up all the comments with briefly the preferred options:

- 1 Another department from CWaC.
- 2 Offer the building to the NHS / Doctor's partnership
- 3 A new Business Hub

TL will also inform Tarvin Parish Council about the recent developments with CWaC.

Treasurer          Financial Report          Jane Lush

During December 2020 we received a further Covid Support grant and JL has applied for a further grant for the current lockdown period.

£146 was received from the Christmas Quiz.

We have broken even this last year.

Current funds total £54,127.28

Building Officer

Roy Brereton

The architect is to carry on with the revised plans for the toilets and to fully cost them.  
The tank room is ready for use.  
FL hopes that it can be used for storing the staged seating from CRTA and the shed may have to accommodate some of this due to its size.

Booking Secretary

Sue Hardacre

SH looks forward to the re start of the classes and other bookings and realises that it will take time for normal bookings to be resumed. Some users have made other arrangements during lockdown.

CWaC were a very useful income generator.

An Art therapist has booked the small room.

FL and SH looked forward to the organisation of the Tarvin summer fete and additional activities could be arranged by the CC.

TL asked the committee for anyone else to help with this and that members should contact SH or FL.

5 AOB - None

6 Date of next meeting      Tuesday 7.30pm 2nd Feb 2021

Meeting closed 8.35 pm