

## Hallbankgate Hub

### Minutes of Management Committee meeting Tuesday 1<sup>st</sup> September 2015

#### 7.30 pm at 4 Coal Fell

**1. Those present:** Janet Lambert, Angie Wareing, Rose Foster, Steve Bowles, Edna Eagleton, Duncan Sperry, David Jones, Robin Murray, John Foster.

**2. Apologies:** Sue Consterdine

**3. Minutes of 17<sup>th</sup> August:** These were agreed

**4. Matters arising:** It has been established that HBG school do not have any connection with the recycling in the village.

Clusters. Steve had spoken to Chris & Pete Lloyd; they didn't feel able to be involved in that capacity at present. Edna may speak to Chris at a later date.

Publicity. There is a feeling in the village that people don't know what is happening. We need to get more notices onto notice boards. Steve will draft an email to go out to all contacts – with a separate communication to members. Agreed we should write to known contacts without email.

David will develop a strategy on publicity with regard to the shop opening.

Janet has already updated the website and Facebook page.

**5. Treasurer's report.** Sue had circulated this prior to the meeting.

Proposal to close the TTs of Hub account:

This was discussed. It was felt that for the time being we should keep operations funds, including Plunkett bursary, separate from shareholder investment. Therefore for now we should transfer all shareholding to the Ltd. Account leaving operations funding in the original account. This will change once purchase has been made.

**6. Hub design:** A number of comments had been made about Janet's most recently proposed ideas. These had been taken into account and Janet tabled another revised version which was discussed at length. Key points were: huge effort is evident, the open feel was a great improvement, there is flexibility, we need to demonstrate quality in the fittings. Facilities should not duplicate those of village hall, self-service tills should be avoided, better use of space than in old co-op with less storage area, we need an area for baguettes, perhaps food should be on the back wall. The coffee location may need to move – need to take builder's advice on what is possible. However, as a general plan this was agreed.

#### **7. Exterior design.**

The report on this by Robin and Rose, previously circulated, was noted.

**8. Negotiations on purchase.:** Scotmid's solicitors have not produced a final agreement – they seem to be under the impression that the £10k is a loan. Our solicitor will reiterate our position. With regard to the redemption of shares it was proposed by John (seconded David) that John, Duncan and Robin would agree a final text and circulate to the committee.

Searches. It was agreed we could ask Scotmid, in the spirit of goodwill, what they have on this. However we will ask our solicitor NOT to request any searches.

Parish trust grant. Agreed we should ask for the £13k to be paid to us. In order to be able to sign the first charge document this would need to be as a grant and not in the form of shares, as all shareholders must have the same rights.

#### **9. Arrangements for P to C visit by Sophie Safrazyan**

Steve to collect Sophie from Carlisle and take to Wood House to meet John plus local potential customers. This followed by visit to shop premises where David and Janet will show around and introduce our ideas. Move to Peel House for buffet lunch and discussion.  
Robin to return Sophie to Carlisle

#### **10. Possible re-siting of electricity and water supply.**

This was deferred to the next meeting.

#### **11. Parish trust first charge**

The Trust have produced a document to confirm this. Agreed we should sign. Steve to take to Trust meeting next week.

#### **12. Fund-raising**

Steve read out the letter from HMRC saying that we did not qualify for SEIS status. Robin agreed to get back to them. Share sales to date are at £22k. It was agreed that we should consider another time what incentives we can offer our members.

We heard from Cumbria foundation that they could not offer us funding. Robin had replied at length but has not heard back. Agreed that Steve would contact them again and ask whether the matter had been reconsidered.

Steve will apply for funding from the Prince's countryside fund when applications open next week. The form for the previous season had been circulated. Any ideas on content to be sent to Steve.

The draft reference, to be given by Rory Stewart, was agreed.

#### **13. Bridging loan or alternative finance**

Other finance requirements including a possible loan were discussed. A bridging loan of £20k had been offered and this was gratefully accepted with a vote of thanks to the person concerned.

#### **14. Planning Matrix**

It was decided to leave this for now.

#### **15. Publicity**

This had been dealt with as part of matters arising

#### **16. AOB**

Kate Apperley – new to village – had made contact, wanting to volunteer. Steve to get in touch

Project management. Angie will approach Neil to see if he will take this on.

Hamish has offered to clear out contents of shop but must be before October. However, we don't own anything yet so cannot move on this at the moment.

#### **17. Next meeting**

This was arranged for Monday 14<sup>th</sup> September. 7.30 pm at 4 Coal Fell (where the coffee is really good)

**Meeting closed at 10.10 pm**