

Hallbankgate Hub

Minutes of Management Committee meeting Monday 11 May 2015

Lacy Thompson Hall 7.30pm

1. Those Present: Janet Lambert, Rose Foster, Edna Eagleton, Sue Consterdine, John Foster, Duncan Sperry, Steve Bowles.
2. Apologies. Linda Harmer-Jones, Robin Murray.
3. Minutes of the Management committee meeting 11th May (already circulated)

It was agreed these were correct.

4. Matters arising

Plunkett – there is no mention of HR services in the Plunkett guidance. Edna has also identified someone called Michael Baur. He charges £120 an hour and could help get us straight to start with no ongoing contract. Duncan felt getting things right at the start was important but we need to evaluate the options. It was agreed that Edna and Rose would meet with Michael – possibly assisted by Duncan.

NOTE – subsequent to the meeting it was possible to arrange for Michael to attend next Monday's Hub meeting (the only evening he was available). He will speak to us at 8.0 pm. Steve spoke to Carlisle planning - Planning permission would be needed even for a temporary portakabin – plus services would be needed.

Refurbishment of present coop premises – Lee Murray has not yet reported on priorities – but confirmed he was prepared to donate his time and would only charge for materials.

5. Treasurers Report

No transactions since the last meeting.

6. Bid progress

We have requested last Friday that Scotmid provide us with their “minimum price” with reasons. No response from Adrian Lorimer. Robin has been making some “behind the scene” enquiries but nothing to report yet. In their annual report Scotmid say that they are hoping to sell to a community group. On TUPE they are dealing with individual staff/redundancy but the key issue, in the event of us acquiring the shop, is whether the job is redundant. Duncan suggested that when we know if we are to purchase we will need to get a solicitor's opinion.

7. Fundraising progress

Robin had produced an bid document for Power to Change funding. The bid was for £60,000 for match funding. This was studied and accepted with minor suggestions. No progress yet on our own share issue. This and other grants will be important as the P2C grant will match it.

8. Business plan revision

Duncan talked through the revised business plan model. It was thought that a 20% margin was a bit low and that we should probably move to a higher margin. John suggested that we need to be ready to move as soon as premises are acquired – Steve will bring a list next week of all our contacts who have said they will help.

9. Alternatives (portakabins and mobile shop)

Edna had obtained another quote for a large container – cost £4000 sited, 3-4 week delivery time. A further £2000 may be needed for electrics, etc. It was agreed that it was imperative that we identify a site so we need to get a response from Greenside, and Steve would also ask the Parish Council on Wednesday. Mal's mobile shop is for sale – cost would be £6500 inclusive of all the fittings. His trading license costs £100 a year. He is also prepared to rent it to us at £100 a week. If we subsequently bought it then the rent paid would be deducted from the purchase price.. It was agreed that this merits further careful consideration – Sue to try and get more figures from Mal.

10. Post Office (with Rose and Edna's paperwork pre-circulated)

Rose reiterated that the partnership model (as hitherto) was no longer available. P. O. local would appear to users to be very similar. Post Office Ltd. have already advertised to see if anyone wants to run a PO. The main problems are that they continue to insist upon a named individual being responsible and that opening hours should be whenever the shop is open. We understand that Plunkett have helped with negotiations in some cases although Steve has been told by them that it is between us and PO Ltd. We need to be clear what our demands are – they have a duty to maintain a post office service so we do have some bargaining clout – if we manage to secure the premises.

11. Draft Press Release

John went through the draft he had prepared. This was agreed with minor alterations and will be forwarded to Cumberland News on Tuesday, with a copy to Scotmid as a matter of courtesy.

12. AOB

None

13. Date of next management committee meeting.

Monday 18th May at the earlier time of 7.0 pm to accommodate meeting with Karen Bragg from PO Ltd.