

Hallbankgate Hub Ltd.

Minutes of management committee Monday 14th September 2015.

7.30 pm at Peel House

1. Those present:

John Foster, Rose Foster, Angie Wareing, Steve Bowles

2. Apologies:

Robin Murray, Sue Consterdine, Janet Lambert, Duncan Sperry, David Jones,

Edna Eagleton

3. Minutes of 1st September.

These were agreed with minor alterations. Steve will pass to Janet for publication.

4. Matters arising:

David is aware that he has not yet produced anything on Publicity.

Meters. This was deferred again to the next meeting.

Trust first charge. At the trust meeting Steve gave an assurance, which was accepted, that the Hub's solicitor would take necessary actions on this and that there was no need for the trust to appoint their own solicitor. The grant has been paid into our account.

Steve has not yet circulated information to all our contacts; this will be done as a priority.

5. Treasurers report

This had been circulated prior to the meeting.

6. Purchase of premises.

Our solicitor has advised Scotmid and their solicitors that our constitution cannot be changed to accommodate different classes of shares/shareholders. Their solicitors had advised that a side letter from us stating that we would do what we could (without promise) was not legally binding and therefore not worth pursuing. However, Scotmid want comfort that their £10k investment will return to them in due course. Following discussion, John, Robin and Duncan had proposed that the overage clause be amended such that if the building is sold then they will get either 50% of the excess above £45k (adjusted to account for improvements at Hub expense) or £10k whichever is the greater. John proposed, seconded by Steve, that this be accepted by the Hub. This was agreed, with reservations.

7. Power to change application.

Steve reported that the additional information requested had been sent and receipt acknowledged. We wait to see the outcome. Many thanks to all who had worked hard to provide this and pull it together within the timeframe.

8. Shop design & layout.

The report from Janet was tabled. It was decided to note the report and postpone discussion to the next meeting.

9. Project management.

Two views on this had been tabled from Janet and from John, with additional input from David. The need for project management was agreed and it was felt that the role was wider than just the co-ordination of the design team. Lee Murray had also requested architect drawings rather than just a plan. One possibility was to ask Christian Judd, who had worked with Brampton & Beyond. Lee may also have a suggestion on someone to approach.

Summary of decisions:

We need a p.m. but the exact role needs to be agreed.

This is not the same as the design team

We should obtain quotes from architects – Rose will contact Christian Judd and will ask Lee if he has an alternative suggestion.

If we have architect drawings then Lee may agree to act in a p.m. role.

John will check with Janet with regard to what Adam may be able to do.

10. Press work. Jenny Brown had suggested that when we acquire the premises then the Cumberland news will run another article with new photo showing local shareholders. Steve will look at the list of shareholders and suggest suitable names.

11. Post Office.

We cannot act yet but it was agreed that we should contact Karen Bragg as soon as we take ownership.

12. Shop recruitment

All documentation is ready. However we cannot proceed to advertise the manager post until we are certain of our funding situation. This to be reviewed next time.

13. Other fund-raising

Cumbria foundation. We have received an email from Ellen Clements to say they will look at our application again if we provided more information. Steve had circulated a response which was agreed. It was decided to also provide them with some of the documentation produced for Power to change.

Shares. Sales to date have just topped £23k (an additional £180 since the treasurer's report. Prince's countryside fund. Steve has opened an online application. This needs to be completed by 8th October but should be done as soon as possible. Robin has agreed to help with financial info when he is back next week.

Cumbria LEADER have not got back to us to say they are open to applications. Steve to enquire.

14. AOB

None

15. Date of next meeting

Monday 28th September. 7.30 pm at Peel House, HBG.

Meeting closed at 9.05 pm.