

Minutes of MHT Committee meeting held on Monday 5th June 2023

Present Anthea Heathershaw, Bill Egerton, Linda Kirkpatrick, Maureen Morris, Sue Davis, Yvonne Emery, Sue Wintle, Shirley Davies **Apologies** Neville Wood

Minutes of April meeting approved

We welcomed Shirley Davies as the PCC representative for the committee once Neville has resigned.

Matters arising

Window cords Floor, Toilet, Heating.

No response from Builders or Dave Buckley -Committee decided to halt everything and focus on getting a proper survey. Window cords can be cut and Sue Davis will source a window pole. Linda suggested using a firm "My builder.com" to find a local builder when needed.

Coronation Lunch -A low key but very enjoyable event, which unintentionally, made a profit of just over £130. The Open Gardens will still be charged for the hire of the hall but the Mission Hall will cover the cost of the hall fee -£130 for 13 hrs.

Lease Renegotiation

MHT Lease renewal Working Party - meeting 10/05/2023

Present Anthea Heathershaw, Bill Egerton, Sheena Dearness, Shirley Davies

The meeting was a preliminary one to try to understand the options that might be available in negotiating a new Lease for the Mission Hall, before we arrange a meeting with PCC representatives.

Sheena Dearness explained that there were two main alternatives - to ask for a completely new Lease or to ask for an extension of the existing Lease. If we ask for an extension, we will be ensured that we continue to get the protections provided under the Leasehold Reform Act, which ensure among other things that the Diocese cannot suddenly decide to terminate the Lease in order to sell or develop the Mission Hall land. These protections are probably important to us, and would probably not be available if we ask for a NEW Lease. Sheena noted that we should beware of phrasing such as "Surrender and Regrant" which would not be a simple extension of the current Lease.

One of our objectives is to examine alternatives to our current status as a Charitable Trust (such as Community Interest Company). It is possible that, if we ask for an extension to the current Lease, such a change of status might not be possible. It was suggested that we should ask the Diocese for their opinion at an early stage, in the form of an open question about changing the type of organisation

The First Schedule to the existing Lease sets out the way the Trust manages itself, and includes, for example, the number and identity of bodies that can appoint Trustees. This Schedule already gives us the right to change the wording of most of the Schedule, so we can at any time change, for example, the balance between elected and appointed Trustees. It seems sensible to ask for changes to the First Schedule as part of the Lease renewal; we should study the current wording and decide what changes we would like.

The Second Schedule of the current Lease gives the Diocese the right to vary the annual rent that we pay them. In practice this has never been changed from the initial £100. When the Lease is renewed, the Diocese will be obliged to seek a rent in keeping with current market prices, so we should expect the rent to increase significantly.

At today's meeting

The easiest way is to ask the diocese directly what we could be if we changed from a charitable organization. In the schedule it states that a committee member needs to be a trustee, if it is just in the schedule it could possibly be changed. We now need a meeting with the PCC representatives. Shirley Davies will arrange this meeting

Village Picnic

This will be held on Sunday 30th July (the day after the vegetable show). Tickets £12 pp-a catered lunch BYO drink. About 80 people. Start 1pm.

Coffee Mornings

The Sutton Poyntz Society has decided to share the monthly coffee mornings. The Mission Hall will do their first coffee morning on 1st September, then every alternate month. Maureen will run the coffee mornings. Cost £3pp.

Treasurer's Report

The new insurance policy will be just over £1000. Electricity bill is as expected. Barclays have finally confirmed Bill as a signatory

Bill emailed the committee detailed copies of the treasurer's report.

Sutton Poyntz Mission Hall Trust Summary Finance Report

Start date 01/04/2023
End date 31/05/2023

Balance	Rental Fund	Building Fund	Improvements
£33,778.98	£2,932.25	£13,860.61	£16,986.12
£34,632.57	£2,824.63	£14,433.61	£17,374.33

Totals by transaction type

Transaction type	Expenditure	Income	Net			
Hall hire	£0.00	£1,166.00	£1,166.00	£583.00	£583.00	
Events	£0.00	£596.00	£596.00			£596.00
Electricity	£690.62	£0.00	-£690.62	-£690.62		
Garden costs	£10.00	£0.00	-£10.00		-£10.00	
Event costs	£207.79	£0.00	-£207.79			-£207.79
TOTAL			£853.59	-£107.62	£573.00	£388.21

AGM

Wednesday 21st June 7 pm (set up 6:30)

Teas, coffee, and biscuits will be available.

Notices will go up 2 weeks beforehand. Village needs to know there will be 2 vacancies. Yvonne is happy to continue as minutes secretary. Anthea has decided to retire as chairperson and Bill is happy to carry on as treasurer and combine this with chairmanship for one year.

Anthea has prepared a chairman's report summarizing the committee's achievements.

Sue would like us to use a microphone. There will be an agenda.

AOB

The wheel chair which was kindly donated by Charlie is sadly not fit for purpose so will be disposed of.

Mission Hall Gardens need maintaining. Yvonne will send an email to the volunteer group to ask for garden help and help with the coffee mornings.

Rita suggested a table top sale. Yvonne will email volunteers for help.

Saturday 1st July 10.30-1.30 in the Mission Hall. Tables will be £10 -should be able to fit in 10 tables. Tea, coffee, and cake will be available. Yvonne will make posters ASAP

Next meeting Wednesday 19th July 2pm.