

MINUTES OF THE TRUSTEES OF FLEETVILLE COMMUNITY CENTRE MEETING HELD ON

Wednesday 21st June 2021 at 6:30pm

Those Present: **Trustees:** Trevor Parsons (Chair)
David Martin (Vice Chair)
Peter Jones (Treasurer)
Jackie Brennan, Valerie Goodyear- Burrow,
Josie Madoc, Zanna Millicheap,
Centre Manager: Cathie Crowne
Friend: Anna Blassberg
Guests: Catherine Stemple, Brendan Murphy
Minutes: Grenville Wilkinson

1:Chair Introduction : Momotaz possibly not attending so there will be no update on newsletter, Trevor stated it had been 12 months since face to face FCC meetings had taken place, the main item tonight being the New Build, which will be discussed extensively after normal reported items on agenda.

2. Apologies : Vicky Greig, Momotaz Rahim.

3. Minutes of previous Meeting : Minutes accepted no amendments.

4: Financial Report : This was issued prior to meeting and Peter expanded upon it, up to 18th June 2021 it had been a difficult year, expenditure being £2k+ over income, he highlighted £8k Covid grant and HMRC refund £1281 obtained by Jackie which had reduced overall loss to £2k. Current bank balances stood at £59k+ and he commented that New Build account £8k+ would be transferred into main account as had been the balance of Friends monies of £1688. The facilities contracts i.e. gas and electricity had been signed over to Utility Aid in line with recommendation by CDA Herts and ACRE.

Trevor asked if there were any more grants available to which Peter responded he would look into.

Jackie explained HMRC refund was regards to overpaid National Insurance and was at present an ongoing saving.

Josie stated she would look into Section 106 funding, which was last reported on by Mike Neighbour and stood in region £39k allocated to FCC.

Thanks were given Peter for his astute management of the finances.

5: Parking : Trevor informed the assembly that he had lodged a protest through the prescribed route via E Mail against the new restrictions

SADC wished to introduce along Royal Road, which would severely impact upon access to the premises.

Josie responded that Cllr Chris White will take these comments on board and with other responses will approach the relevant SADC committee and hoped for a positive reply.

6. Managers Report :

Cathie expanded upon her report which she had circulated prior to meeting, highlighting there were 6 new users and lots of enquiries, also giving a long list of those users at present.

The 'Graffiti' on end of building facing Hatfield Road had been well received and had only cost materials the artist happy to have done the work for FCC and it advertises the premises well.

A new lawn mower and strimmer had been purchased but due to weather Gordon had been unable to try out/use.

Youngsters are still a problem, PC Bradley has asked for a list of dates and incidents, as there has been some petty theft, and that all are reported either by 999 or 101 calls so police can produce statistics which can be used to ask for stronger security measures to be put in place, also reports from members of public and local residents would help, irrespective how small the incident. The Anti-Climb paint was ineffective as it was not all around the building, Trevor asked if this could be done, query as to if all paint had been used. Howard still drops in on an 'Ad Hoc' basis but has reported no incidents to Cathie. Cathie to pursue.

7. New Build Update :

Extensive discussions took place regarding SADC now being in control of new build, plans of the new building were distributed and available, albeit the external finish was acceptable by council, the internals could still be amended altered to suit requirements:- Zanna commented glass roof was impractical increasing both light and noise pollution.

Trevor responded SADC were proposing an alternative which would also reduce building costs.

Peter stated prior to Lib Dem taking over SADC control, the object was to acquire the freehold of premises from Conservatives to put FCC in control of venture, this then to allow rebuilding costs to be covered by fund raising, which would have seen a prefabricated building constructed. The current situation now sees funding being supplied by SADC, with loss of specifics of type of building to be constructed, but will add kudos to the Lib. Dem council.

Architect plans of provisional brick built unit were acceptable to planning dept., the costs have escalated to a figure in excess of £3.1 million, the main increase being due to building materials soaring in price, question raised was can FCC contribute to costs by fundraising?

Sundry comments followed:-

Peter wondered if council would ask FCC for a contribution.

Zanna commented original building had been upgraded by FCC over years.

Jackie stated let council build building, extras/trimmings etc. to be financed by FCC.

Peter - fund for example extra staff.

Trevor - no more maintenance in the interim.

Jackie - build in financial security to cover spend before we can earn it.

David – general equipment requirements.

Val – film club income.

Trevor – process of an ideal building, hiring would be better if bigger space, total upgrade, having lost some playground area.

All – lack of garden space.

Trevor - given what we asked we could creep into recreation ground.

David – technicality with the freehold, advisable not to put a building on land we do not own, Fleetville Recreational ground is being established as a charity, and raises the question would the Charities Commission allow amendments, i.e. 2 metre encroachment by FCC.

Val – proposed facilities in most/all rooms to provide refreshments, e.g. tea/coffee.

David – flexible use at end, plans can be tweaked to accommodate.

Zanna – having meeting with J Pattni, SADC, could portakabins as temporary classrooms be available to other users to generate income?

Trevor – questionable support by others to request use of portakabins

Zanna – potential use by others at evenings and weekends.

Jackie – FCC running costs would be negligible during construction period so could possibly contribute towards hire of cabins.

David – cost of portakabins and facilities (sewage etc.) will be expensive.

Peter – questioned who pays, contributes, finances?

Cath. S – try to keep anchor tenants happy so that they return.

Trevor - Fleetville Junior School was not an alternative location for portakabins, there is a need to keep cabins and construction separate. Will talk to Jay Pattni with regards potential costs, wages etc. and take his advice.

Peter/Cathie – new building to fit in with locality, hence brick façade.

David/Peter – extra costs being fees from various council departments, e.g. legal.

Jackie – raised the point regarding the history of land/buildings especially as underneath there are air raid shelters.

David – the less there is in the historical interest the better as we do not wish to attract the likes of archeologists etc.

Trevor/David – SADC there ought to be 58 parking spaces within new plans, reluctantly they would revert to what is there now without any further outside amendments.

Zanna – what will be the rent on new building?

Peter – rate and insurance increase would be minimal/reasonable, security system would be upgraded, however, the actual rent is yet to be decided by SADC and will be based on a formula, as it is not in their interest they will not impose a rent that is not a viable proposition or will jeopardise the future of FCC.

David – other businesses rents increase % wise in line with their income.

Peter – Lib Dems will demonstrate to county what they do for locality.

Zanna – posed question what if reversion to Coservative control will FCC new build be rejected?

Josie – responded that before any more elections it was hoped that the project would be all done and dusted, that is signed off and ready to start.

All – discussion regarding future of FCC whilst under construction, albeit there is no firm date it is envisaged this could be July 2022 until September 2023, this not being broadcast to the public domain, who will be informed when firm details available.

Trevor - , costs budgeted, will await J Pattni outcome at tomorrows meeting.

Cathie S/Trevor – will there be a different approach with regards Covid, i.e. sanitation etc. - yes.

Trevor – asked for any more questions.

Brendan – queried location of kitchen to siting of waste disposal, and pointed out the fire doors could be a security risk.

Peter – questioned was higher ceiling needed in big hall?

Jackie – responded it would give better accoustics for live music, concerts and invited guest speakers.

Val/Trevor – Val posed question of users storage space especially Church of God, Trevor responded they will have to sort out their own.

8. Any other Business : Trevor recommended that internal meetings be reconfigured, that is to reinstate the various groups, such as human resources, maintenance, finance, website, and New Build, to which Zanna commented all should be involved.

Comment was made and agreed upon that all meetings with SADC, whether collectively or individually be recorded and circulated to all members, e.g upcoming meeting with Jay Pattni SADC 22nd June at 2:30pm.

David commented that there was a hold up with Charities Commission regarding the setting up of a charity to cover Fleetville Recreation Ground.

Next Meeting date TBA but September 2021, 6:30pm

Meeting concluded at 8:30pm

Post Script to meeting: Catherine Semple and Brendan Murphy attending as guests, were approached with a view to becoming Trustees, Catherine having attended previously and Brendan being introduced by David, they both agreed to accept positions as Trustees, so were proposed by Peter and seconded by Trevor in David's presence, being the required quorate required.