

NEUADD DYFI
Minutes of the AGM of the Management Committee
Held on
Tuesday 15th September 2009 at 7.30 pm
At The Neuadd Dyfi, Aberdyfi

Officers Present : Chairman : Mr. Des George
Vice-Chairman : Cllr. David Williams
Hon. Treasurer : Miss. Lucy Bradbury-Willis
Booking Secretary: Mrs. Pam Williams

Members Present : Mrs. A. Lakin, Mrs. P. Jones, Mr. M. Lumley, Cllr. B. Lloyd,
Cllr. D. Owen, Mr. R. Lake, Mr. J. Reynolds, Cllr. H. Jones,
Cllr. M. Reynolds. SMount, Mr b. Lake.

Members of the Community Present :

Brian Kelly, Pat Helen, Gaenor Pugh, Lesley Williams, Peter Maling, Robert Broadbelt, David Richardson, Colin Grainger, Wynne Jenkins, Audrey Rooley, David Rooley, C Jackson, Angela Sykes, Macieic Kaczmar, Paul Edwards, Beth Edwards, Bob Tyrrell, I.M.Dods Annie Lake, David Williams, Brenda Kidman, Mike Kidman, John O'Neill Gayor O'Neill, Jonah Young,

Apologies : Mrs. Sally Hughes, Mr. Robert Hughes, Mr. Bev Barratt, Mrs. Debbie Lumley, Mr. & Mrs. Peter Jones, Mr. & Mrs. David Mason, Mrs. Helen Williams

Chairman opened the meeting by thanking everyone for attending.

108. Minutes of the 2008 AGM The minutes were proposed as a true record by Mr. R. Lake, seconded by Cllr. D. Owen, approved by all members present.

109. Treasurers Report & Accounts for the Year 2008/9 (Addendum 1)

Copies of the financial statement were available to all in attendance.

The Treasurer gave a brief summary of the report.

Treasurer pointed out that although electricity costs for bookings had been increased to £0.25 per unit, consideration should be given to a further increase to £0.30 per unit in an effort to cover all utilities. The Balance Sheet includes a figure of £3,000 for depreciation. Income of over £9,000 has contributed towards the costs of Feasibility Study and Surveyor costs of £6,800. A further £2,000 has been earmarked for Solicitors fees. HSBC account stands at £9485 and Caf Cash Account has £1577.

Treasurer thanked everyone for their support and invited questions from the floor.

Question : Use of the piano.

Answer : Chairman advised this was available for all to use. Treasurer confirmed piano tuning costs were included within Maintenance/General Repairs figure.

Cllr. B. Lloyd proposed that these accounts be adopted, seconded by Cllr. H. Jones, all agreed. Chairman thanked Treasurer for her report.

110. Chairman's Report for Year 2008/9 (Addendum 2)

A copy of the report was available to all attendees summarising all the activities during the year.

a) The Purchase of the Neuadd Dyfi :

Delighted with use of Neuadd during the year and more than thrilled that it has been agreed to go ahead with purchase of Neuadd from Gwynedd Council for the sum of £5,000. We are well on the way to raising this sum from donations and local fund-raising events. The terms of purchase are still not ratified, however proposed document is available for anyone to view. The key is confirming what can be done with the Neuadd after purchase. The footprint is very generous and more than adequate to deal with the proposed annexe. Initial draft was quite restrictive, however have managed more favourable terms (Document TP1, 12.11 applies). Allows committee to be able to use parts of the Neuadd on a commercial basis in order to contribute towards the funding of the Neuadd overheads. Chairman invited questions from the floor.

Question : What will the committee be responsible for, from a maintenance point of view.

Answer : Everything. One of the biggest increases will be insurance. Have obtained quotes based on valuation of building at £790,000. Quotes vary from £1500 to £3000. Current insurers, David Vaughan, having quoted £1600 with favourable terms, is most likely option. Also responsible for all maintenance of building. One issue is a defective wall plate in one corner, not a major job, which could be done when builders are on site. Painting exterior will not be done by Gwynedd before purchase. Additional Income will have to be generated to cover all of this.

Question: Given the £5,000 to be raised by local community, would it be a good idea to have a meter or similar sign outside Neuadd to keep village advised of progress and encourage more donations.

Answer : Well over £2500 of donations to date. If we receive over £5,000 excess will go towards building costs. Agreed this would be a good idea.

Question : Is Car Park included in purchase.

Answer : Only bit included is cobbled land between scrubby land and Neuadd.

Question: Is there any commitment on Gwynedd's behalf to maintain existing Car Park as it is, as this could affect future commerce/use of Neuadd.

Answer : Commitment in that this was linked to European Funding. However Gwynedd may charge for use of Car Park at some time in future. This has always been an issue and will be monitored. It was felt it would not be possible to get any undertaking from Gwynedd, however should the Doctors Surgery go ahead, Gwynedd have agreed to allow dedicated parking during surgery hours.

Question: Have Committee prepared and approved detailed budgets for Expenditure and Income for 2009/10.

Answer: Draft budgets have been prepared for the 3 years of development. Not formally drawn up for 2009/10 as yet . Treasurer confirmed operational costs will be approx. £3,500 for the year.

b) The Resolution for submission to the Charity Commission

A new governing document for the management of the Charity (Neuadd) has been agreed in principal. Essentially there is very little difference between this document and current, except that it ignores everything to do with the lease of the Neuadd from Gwynedd and also it tidies up quite a lot of the language. Chairman advised that he, The Charities Commission and Solicitors are confident that this represents a good working document for the management of the charity (Neuadd).

The Management Committee have to submit this document to the Charities Commission as a resolution, they then accept it and the Committee then draw up a

new Management Document, a governing document, which is essentially the same words.

This new document broadens the area of benefit to reflect the user groups, for example the Dance Club has members from Tywyn, Llanegryn and further afield. This new document would allow someone from that organisation, living outside Aberdyfi, to represent them on the Neuadd Management Committee. The Area of Benefit has therefore been extended to include Aberdyfi and nearby areas.

We as committee members are Charity Trustees. The purchase of the hall will be done through Chairman and Vice-Chairman as representatives of the Charity. Within 2 weeks of that purchase it will be vested in the additional custodians of the Charity, ie the Charities Commission, who will hold the documentation.

This takes the Aberdyfi Community Councillors out of any conflict role.

The Community Council will continue to have 6 representatives, Gwynedd Council will continue to have 2 representatives, 8 representatives from Local Organisations and 6 Individuals, with an option to appoint 3 co-opted members. All will be Charity Trustees.

Chairman advised the document was available to view.

The Neuadd Management Committee are due to agree the resolution after the AGM. Chairman invited questions from the floor :

Question : What legal responsibility have the Trustees for the financial running of the Neuadd, is there a personal responsibility.

Answer : Potentially yes, however only rarely is this the case, normally when an illegal activity has occurred. However, in the Neuadd case, the asset would cover any potential liabilities.

Question : Could the committee be insured against the above.

Answer : Yes this is possible, indemnity insurance is available. However, advice from solicitors and insurers is that this is not needed.

c) The Annexe Project

We now have planning permission based on a very exciting project and one that will produce a lot of benefit to the village. Most people should be aware of the project to build an annexe at the rear of the building with accommodation for user groups of the Neuadd, incorporating a flexible room dividing into 3 with sprung floor, adequate lighting for exhibition space, conference space for up to 60 and should provide accommodation for changing facilities for performances.

To the rear of that is the proposed Doctors Surgery, for which there is on-going support from the Doctors, Local Health Board and Village, in an effort to maintain a surgery within Aberdyfi, to include physiotherapy and other services.

Will be subject to income rental to be agreed by an independent assessor, nominally budgeted at £5,500 per annum, which will be very useful for underpinning costs of running Neuadd.

In addition is the proposed new heating system which will hopefully make the Neuadd carbon neutral.

Big Lottery need to know outcomes, which will be : increased footfall from 15,000 to 20,000. Increased numbers attending surgery, including disabled access, and reduced carbon footprint. A Big Lottery Assessment was carried out this morning which went well.

Sincere thanks to Nigel Scott for all his help in the preparation of documentation for grant funding purposes. His help has been invaluable.

Outcome of grant should be in December. Have already received grant offer of £300,000 from Community Facilities Programme and further £10,000 from Cae Fund. Both need match funding This represents a superb start towards fundraising. 2 key grants are now in place with 2 further grants coming on line : The Community Asset Transfer Fund, a new grant funded by through the Welsh Assembly but run

through the Big Lottery, which appears to be tailor-made for the Neuadd, being an asset to be run by the community. The other grant is Cyfentwrq a convergence fund replacement for objective 1 funding, on stream in January 2010. Substantial sums could be available from this fund. The Low Carbon Building Programme is also relevant, however cannot apply for this until project is ready for tender. Chairman invited questions from the floor :

Question: Have the Doctors actually signed on the dotted line to say that they will definitely take up the proposed space. If they do not go ahead what is the plan ?

Answer : This is a concern. The Doctors have expressed an interest only. The local Health Board also see this as a priority. That is why it was so important to have written into the purchase document from Gwynedd Council that we are able to use this space for some other potential commercial use, eg. Offices. We will probably be obliged to get a firm commitment from the Doctors once building starts.

Question : Will this not be of benefit to the Doctors because the existing building is not adequate and it is extremely important to the village that a surgery is maintained.

Answer : The incorporation of a Surgery would be an all-win situation. All the strategies of Snowdonia, Gwynedd etc. emphasise the maintenance of a vibrant community and that is why the Neuadd is such an important building for the village. A risk assessment has been carried out for all the key elements for this purpose.

Question : Once building is about to start, would the Doctors not make a commitment at that stage.

Answer : Prior to building there will be a legal charge placed on the building, because of grant purposes, at that point a firm commitment to include minimum number of years would be required from Doctors / commercial users.

Question: On the heating front, does it make sense commercially to include the proposed new heating system or would it be cheaper to do it in an environmentally unfriendly way

Answer : Depending on timescale any heating system would be relative to fuel costs etc. However, as there is substantial grant funding available to cover the costs, then the fact that the running costs of the proposed new system would be negligible, the proposed new system makes sense. The current heating costs, which would be saved, could then be put towards other future running costs of the Neuadd. If grants were not available then it would not be cost effective.

Question : Does the ability to obtain grants depend on funding by local community.

Answer : Yes enormously, which leads on to next item on agenda.

d) Fundraising to date

We have 2 streams of funding. 1 for the extension project the other for the purchase of the Neuadd. It was agreed that the initial purchase should be funded by the village for the village. Over 550 letters have been distributed around the village explaining the current situation and inviting donations. To date we have received £2,500 from individuals and local organisations, many of which are arranging fundraising events. Any surplus will go into the Neuadd General Fund which will help towards grant funding.

Chairman invited questions from the floor :

Question : Is there a cut-off date for donations to be received.

Answer : No. There will be on-going fundraising towards Management costs.

111. Booking Secretary Report

Bookings Secretary reported another very healthy year of bookings. Regular bookings together with one-off events have meant that apart from August, due

to no lantern-making this year, most months see the Neuadd being used throughout each week. Various Parties, an Auction, WI, Dance Club, Pantomime, Charity Fair, Garden Club Shows, Young Farmers Club and High Sheriff events already booked for forthcoming year. Chairman advised that Welsh Assembly have been using hall during past year. Encouraging to see so many users. Chairman thanked Booking Secretary for her report and hard work.

112. Updating of the list of organisations eligible to nominate a representative To stand on the Management Committee

Chairman advised that the updating of the list of organisations for the above will be formalised in the new document, as previously discussed. Chairman read out list and asked floor if there have been any omissions. Golf Club to be included. Chairman agreed to update.

113. Appointment of up to eight individuals representing local organisations on on the Management Committee

Chairman detailed list as follows :

Youth Club : Julie Dawson
Aberdyfi Players : Trevor Lumley
Dyfi Ladies : Pam Williams
RNLi : Meurig Lumley
Arts Society : Bev Barratt
WI : Pauline Jones
Rotary Club : John Reynolds
St. Peters Church : Sue Mount

All agreed should continue for 2009/10.

114. Appointment of up to six individuals wishing to stand on the Management Committee

Chairman advised that Nigel Scott has resigned.

The remaining individuals are as follows :

Des George Sally Hughes Lucy Bradbury-Willis
Ann Lakin Bob Lake

All agreed they should continue for 2009/10. Chairman advised it would be possible to co-opt additional individuals during the year if required.

115. Any Other Business

Meurig Lumley wished to put on record sincere thanks to Chairman for all his hard work during the past year on behalf of the Neuadd and village community.

There being no further business, the AGM closed at 8.30 pm.