

Wilford Community Group

Minutes of the Committee Meeting held on Thursday 24th June 2010 at Wilford Social and Bowls Club

Present: Stephanie Taylor (ST) Chair
 Brian Hardy (BT) Treasurer
 Dave Boulton (DB) Secretary
 Chris Allsopp (CA)
 Josie Foster (JF)
 Frank Wakelin (FW)

Asset Transfer Sub-Committee:
 Andrew Rule (AR)
 Christine Liggins (CL)

Residents:

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1 Apologies

Sheila & Daniel Atherton; Bill Roughton; Roger Steel; Elaine Stenson; PC Nigel Brown

- 2 ST welcomed committee members and residents and asking for approval of the May minutes. Mr P Stiles asked for an amendment to Item 14 – Klondyke Allotments - a statement in the minutes read incorrectly that “residents are quite happy with a lockable slam gate” would like it amending to “not all residents are happy”. ST made the correction and signed the minutes.

3 Review Outstanding Actions

Item 7 – Iremongers Pond – Bridge

DB has written a letter of support from the WCG to accompany the grant application.

Item 10 – Ruddington Lane Play Area

It had been suggested the wording of “Family Fun Day” was not perhaps a suitable title and ES would look into altering the wording, we have heard nothing further on this subject and will be carried forward to the next meeting.

Item 11 – Emmanuel School – Wilford Lane Crossing

ST agreed to write in support of a staggered bus stop, however, in light of information following the meeting we were informed that the County Council had work in hand to improve the situation.

4 Wilford Library/Asset Transfer

In the absence of RS, Andrew Rule spoke on behalf of the Asset Transfer Sub-Committee.

Roger Steel, Christine Liggins, Andrew Rule and Andrew Price, Clifton North Ward Councillor, had a meeting on 10th June 2010 to discuss the way forward with an Asset Transfer. Andrew Rule read the minutes of that meeting; details as follows:-

AP advised the group that in terms of funding there were around 8,500 charitable trusts providing funding for local projects with a total budget of 8 billion pounds with 1 in 10 providing funding for Community Group projects.

Details of specific trusts could be accessed through a centralised search engine,

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however, it would cost £150 to access the search engine. AP advised that he had become aware that there was a contact within the Council who access to the search engine and it could be possible to arrange access.

The Development Transfer Agency was discussed and it was suggested that with its prior involvement in projects within the City it may have useful links that could be included any proposal to the Council.

AP advised that it would be necessary to make contact with John Saddler of the City Council who was responsible for arranging insurances for public buildings. AP was optimistic that the Council would finance the basic costs of maintaining insurance for the library building for a year post transfer.

AP suggested that over the short-medium term accessing S.106 monies to the fund the asset transfer would be unlikely, as he believed they had been earmarked for City wide projects.

RS referred to the homes built near the library by Nottingham Tools and Fixtures Limited and that due to the building infringing on the site and believed that there was an element of compensation due to the Council that had been ring-fenced toward the library. AP to confirm.

It was confirmed that a July deadline for the report to David Trimble in respect of Asset Transfer would not be met given he Officer responsible for the report had left his post.

It was discussed that a proposal to David Trimble in respect of the Asset Transfer would need to address the following areas:

- Heads of terms for transfer (ie freehold versus leasehold transfer)
- Plan for site in short term following transfer
- Demonstrate Sub-Committee links/communication with charitable trusts/development agencies
- Use of library in conjunction with mobile library in the medium to long term
- Future development plans for site

It was acknowledged that the Council would seek "positive" publicity for handing the site back to the community (and any feelings of resentment for the treatment of the library, **however justified**, should be tempered).

AP recommended that Natalie Selliers from the library service should be involved in the medium-long term development of the site as she had:

1. Prior planning experience
2. Library experience
3. In AP's view "able and capable"

The broad terms of transfer were discussed AP was doubtful that the suggestion of seeking the transfer as well in conjunction with a £50,000 grant from the Council toward site redevelopment would be unsuccessful but stated that the Council may be willing to provide some funds for costed items associated with redevelopment. This was noted, however, there is still a case to be made for the figure of £50,000 (if nothing else, as a starting point in negotiations).

The meeting briefly considered whether any support could be provided by Nottingham City Homes but it was decided that in view of the lack of social housing in the vicinity this was unlikely. AP nevertheless stated that contact could be made to David Poole and Chris Langstaff of NCH.

It was concluded that prior to the next meeting of the WCG

1. CL to review the Quirk for references to charitable trusts
2. AR to investigate the entities for which an Asset Transfer could be facilitated
3. AR to make contract with the Development Transfer Agency regarding support for existing projects in the Nottingham area.
4. RS to finalise letter to David Trimble requesting terms on which Asset Transfer to be undertaken

RS wrote to David Trimble on or about the 11th May. As RS is not available to let us know if he has a reply. ST asked Andrew Rule if he could email RS to see if he had received a response to his letter. AR/RS

Laura Mayhew (a new resident) who has a working knowledge of the City Council and said they had a duty to reply within 12 working days, even if it is just an acknowledgement of receipt.

ST stated that any decision made on this Asset Transfer would have to be agreed by WCG and the sub-committee to come back to the group with definite proposals.

It was also mentioned that as a group we had to have definite ideas what to do with the building/land to take to the Council, however, until we were made aware of all the financial implications, including legal costs, now and in the future, plus the area of land involved, once we are in receipt of all the facts of an Asset Transfer and the long-term financial situation, then is the time to go forward to the Residents.

If we take it on then we take everything, which means demolition costs.

We should have a definite yes/no answer by the end of September, if not the Council could say we have not made up our minds, sell the library and use the monies to fund the Main Library, which is being refurbished.

We are aware there is a Council meeting to discuss Asset Transfer, can AP make AR aware of its' content.

We also know that a mobile library will be used in Wilford after the closure on September 11th. To make use of the library building after it has been cleared, Christine Liggins suggested we consider using it as an exchange for books, instead of books being taken to charity shops perhaps they could in some way be utilised in the library building with volunteer help. This was thought not to be practical in terms of getting volunteers and insurances.

ST said "Thank you" to DB for making Wilford Library known nationally through his interview on Radio 4. At the time of the meeting it had not been on air.

ST summed up this discussion by saying that before September we need to know the following:

- What are the terms of an Asset Transfer
- Have a public meeting to ask Residents their opinion

5 AGM – 19th July 2010

DB to publicise 14 days in advance, advertising an update on potential Asset Transfer of the library building site. DB

FW to book the pavilion at Bowls Club. FW

No refreshments.

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Andrew Price to be asked to Chair the meeting whilst the formal business of election proceeds.

6 Any Other Business

1. **Bowls Open Day:** BH stated that from the grant received from Sports Relief for the Bowls Open Day in May that all bills have been paid. On the Open Day, the three Ward Councillors contributed £500 each. SA had applied for a top-up grant of £500, before we can be considered to receive the monies we are required to fill in a mandate for Equal Opportunity. DB to 'google' to find one that is specific to Community Groups and will forward to BH.
2. **Dual Purpose Bins:** ES has sent an email saying there had been complaints about the siting of two of these bins. One on Holly Avenue and the other on Chancery Court With some urgency would we decide at this meeting where we would like them now to be placed, After discussion and with the agreement of Alan Foster, Allotment holder, it was agreed that bin should remain in place as it was deemed the most suitable and the other placed on the corner of Leander Close and Main Road on the left hand side entering Leander Close from Main Road.
3. **Emanuel School - Duke of Edinburgh Bronze Award** CA said there were 16 Year 9 students taking this award and were looking to engage in community work locally over 3 to 6 months. Anyone with ideas to contact the school or alternatively email Ben Dobbs at – b.dobbs@emanuel.nottingham.sch.uk Alan Foster said he would have a word with the Allotment Committee. CA had also thought Iremongers Pond committee may be able to help.
4. **Laura Mayhew – Nottingham Energy Partnership (NEP)** Laura Mayhew helps people obtain grants for alleviation of home fuel problems ie free insulation/loft/cavity insulation/boilers. You have to be over 60 or on benefits. On Maid Marian Way, top of Friar Lane is an office dealing referrals for anyone in need of handrails/grab rails. For advice on the above the contact Nr is 0844 499 1920 or www.nottinghamwarmzone.com
5. **Closure of the Library 11/09/10** - Peter Stiles suggestion of "A Celebration of the Closure" to say goodbye and thank you to the staff. Ann O'Reardon mentioned that the staff would not be returning after the August Bank Holiday at which time casual staff would be manning the library until the 11th September. It was decided to post a "Thank you" on our Web site and on the Facebook site and individuals could make their own arrangements.
6. **Rugby Club Scrummage sign** – Peter Stiles asked if the Rugby Club could be asked to remove their sign which was propped up against the wall of Hunters Farm

DB/BH

AF/CA

The meeting closed at 8.45 pm.

Next Meeting: AGM on Monday 19th July 2010 at 7.30 in the Pavilion behind Wilford Bowls and Social Club

Signed

Date

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