

SILCHESTER VILLAGE HALL
A registered charity

Minutes of the Silchester Village Hall Special General Meeting (SGM) held at 7.00pm on 31 July 2012 at Silchester Village Hall.

Managing Trustees Present:

Chairman: Jonathan Murdock
Secretary: Ashley Watson

Valerie Hyde, Andrew Chandler, Eamonn McArdle, Teresa Philpott, Kathryn McCrohan, Shellie Dunham, John Durrant

Apologies: Sue Pragnell, Stuart Sinclair

Attendance: There were thirty-nine people (including the Managing Trustees) attending the meeting.

Purpose: A Special General Meeting called to discuss proposals for improving the VH facilities and how to fund these improvements, in particular partly by the sale of current assets.

Minutes:

△The Chairman opened the meeting by thanking everyone for attending, and asking that everyone make sure they signed an attendance sheet. He then introduced the Trustees and explained the purpose of the meeting. Previous plans had entailed a far larger extension and had entailed the sale of land immediately adjacent to the Hall. The development is necessary as the Hall is not compliant with legislation which has been in place for some time concerning disabled access and facilities. However, due to the downturn in the general economic situation the previous plans were now felt to be too ambitious, and the Trustees were returning to an earlier plan kindly drawn up by a local resident, Mr Scott Dyer, at no expense to the Trustees. The Chairman wished to record publicly the Trustees appreciation of Mr Dyer's generous contribution to the project.

△In addition to the lack of disabled facilities, the current kitchen is a through route between the 2 principal areas of the Hall which is unacceptable. The plans allow for much better catering facilities to accommodate Hall users and Mrs Irene Spillane has kindly agreed to liaise with the users of the Village Hall kitchen in order to gain their insights.

△The Chairman explained that the Trustees had applied to Basingstoke and Deane Borough Council for Planning Permission for the current scheme, as this was the best way to get feedback from the various departments of the Council. However, the design was not to be considered to be set in "tablets of stone" as internal changes could be made without a great deal of difficulty. A number of paper copies of the plan were available to view around the room, but a copy was projected onto a screen at the front of the hall for all to see.

^ Questions raised focussed on the placement and number of disabled toilets, siting of the main door, allowance for a food serving hatch and the standard of the Hall's electrical wiring. The general feedback was positive, and the Chairman thanked those who had made comments and suggestions, confirming that they would all be considered by the Trustees.

^ The Chairman then went on to explain how the Trustees proposed funding the extension, which allowing for ancillary work and contingencies had been costed at approximately £150,000.

^ Andrew Chandler outlined the Trustees' attempts to raise grant funding to date. These are hoped to raise over £37,000. It was explained that the Hall would require considerable additional funding to complete the extension and modernise the electrical system.

^ Whilst grant funding would provide a useful contribution the works the Hall will be required to demonstrate the best use of assets to achieve financial objectives. This implies the sale of land known as the 'Bowling Green' which has been leased to the occupants of Woodrow since 1937. This was considered by the Trustees to be a major part of the funding effort for several reasons. As the land had not been occupied by the Trustees on behalf of the village for such a long period of time there was no loss of physical amenity to the village, and the maximisation of the assets in this way would assist with further fund raising.

^ The Trustees had instructed an independent Chartered Surveyor for a professional valuation which will help ensure that the Charitable Trust's requirements for 'best value' are achieved and the requirements of the Charities Commission are fully met.

^ Questions focussed on the sustainable development of the Hall; i.e. it's continued financial viability having disposed of the Bowling Green and implemented the extension plans. Concern was voiced that the Trustees might be "selling off the family silver", but it was explained that the Hall might not in a position to legally continue to operate without improvements and that the funds for these works were not otherwise available.

^ The legal position regarding the owners of Woodrow's status as a 'Special Purchaser' and the valuation of the land was discussed, plus suitable covenants to be attached to the sale. The Chairman confirmed that any sale would have to be in accordance with the valuation guidance given by the Trustee's Valuer.

^ Before moving the motion to sell the land, the Chairman asked Ms. Kathryn McCrohan to act as a teller for the Trustees, and Mr Steve Spillane to act as an independent teller.

^

^ There being a quorum (in that there were more than 20 villagers present) the Chairman then proceeded to put the Resolution *"that the Trustees sell their freehold interest in the parcel of land known as the Bowling Green, and which is currently let to Mr and Mrs Earl, subject to a sale price being agreed that is within the parameters laid down for us in the recent independent surveyors valuation."*

^ 29 people entitled to vote approved the motion.

^ 4 people entitled to vote opposed the motion.

^Mr and Mrs Earl, the owners of Woodrow, wished their abstention to be noted.

^In order to pass, the Resolution required at least 75% of those voting to be in favour, and was thus carried.

^The Chairman thanked everybody for attending and contributing to the debate, and closed the meeting.

Village Hall Redevelopment Meeting Attendance

A Atkinson	A Watson
A Innes	A Chandler
A Tidman	E McArdle
I Tidman	J Murdock
A Withers	K McCrohan
D Monger	S Dunham
H Monger	T Philpott
I Blagg	V Hyde
I Hellem	J Durrant
I Spillane	
J Ashcroft	
J Davis	
J Dyer	
J Earl	Voting after abstentions
J Holcroft	
J Jones	For – 29
J Scott	Against – 4
M Love	
M Murdock	
M Oram	
M Thomas	
MJ Earl	
P Atkinson	
P Davis	
P Oram	
R Hellem	
R Holcroft	
R Scott	
S Spillane	
V Mulhern	