

Minutes of meeting held on 14th November 2022

Apologies - Martin, Verren, Elaine, Marc, Mandy, Peter.

Minutes of meeting 3rd October 2022, approved

proposed Wendy, seconded Helen.

Correspondence, Letter received from Verren resigning as a trustee. The trustees were disappointed but accepted the resignation.

proposed Adam, seconded Mark

Matters arising

Intention to bid/negotiation, Charity registration. Brian updated in Marc's absence. Methodists have replied and indicated that the Chapel will be placed on the open market from early January, and we will be notified of the Estate agent late December. As yet they have not given us an indication of price.

This has been referred to Roger Gates to confirm that it is acceptable, and in compliance.

We are awaiting confirmation of our Charity submission, due this week. Marc will chase next week if we've heard nothing.

Supporting Historical Records. Martin is collating info from the Magazines and Joy's files.

Grant funding. Elaine has made contact with a final year Student from the University of Exeter business school who has agreed to assist us in identifying grant funding.

Brian has submitted expressions of interest to the Cornwall Good Growth fund, a reply indicates that we may be eligible for the Community Capacity and Facilitation fund due to be launched. We have a meeting with a Cornwall Councillor and Jenny Cruse to discuss support.

In addition an EOI was submitted to the Community Ownership Fund and we have received notification that we can submit a bid. Closing date 14th December.

It was agreed that we need to clarify the roll of our Student support and coordinate our search/submissions for grant funding. Sylvia agreed to work with Elaine and the Student on this, with additional support as necessary.

Kathryn confirmed funding availability from the Lanivet United Charity.

Once we have Charity Status we can push for Donations and Pledges. This will be important as capital grants require us to match fund [50/50] although revenue element [fees etc] do not need to be match funded.

Business Plan. It was agreed that to enable grant bids we need a more detailed business plan to include a financial/ time based development plan.

Malcolm agreed to lead.

Action Malcolm

Knowledge of producing a suitable BP is required to develop our existing plan, Kathryn and Helen agreed to make contact with possible persons to assist.

Action Kathryn/Helen

To identify possible income we need letters of support from past and future users.

Negotiation support

There followed a discussion on the actions needed to highlight the strength of our intentions to acquire the Chapel and to assist in our negotiations.

Identified a need for proof that the community is behind the acquisition. It was agreed that we need letters of support from villagers and possible users together with the letters of support when the Chapel was originally adapted for community use. Martin to identify suitable documents in Joys folders.

Action Martin, All

Fay/ Carol agreed to draft a circular to villagers asking them to write letters of support [or not].

Action Fay, Carol

In addition clarity was needed as to the use of the access path.

It was also felt that a SAVE OUR CHAPEL banner outside the Chapel would highlight our cause.

Action Sheila

The valuation received indicates what we should be prepared to pay/offer.

The actual value will be affected by the current market, planning issues such as Camel pollution, letters of support past and present, site legal restrictions and Community strength.

Actual negotiation with the Methodists could take place at any time but we are restricted until we get Charity registration and have raised funding.

There is obviously an urgent need to raise funding to enable us to formally make an offer, by or as soon as the Chapel is advertised for sale.

There then followed discussion reference our valuation and information received. This being clarified by our valuer and another legal adviser.

This highlighted the need for us to appoint a property Solicitor to investigate and deal with the conveyance and Charity requirements. Names suggested Murrell Associates Truro, Chisholm Bodmin. Agreed to contact Chisholms to identify cost/capability [Kathryn] and contact David Brown and John Keast to ask if they had any contacts [Helen]

Action Kathryn, Helen

Treasurer. Sheila reported a healthy income in such a short period. A copy of the balance sheet was circulated.

Acquisition sub-group met to agree negotiation stance, minutes circulated. Would reconvene when in a position to start negotiations.

Webpage. Adam reported working well but with only a small number of hits. Need to encourage use with a competition or something similar. Calendar 2024 Photo competition entries coming in October selected.

Social Funding. Fay, Linda. Minutes of meeting circulated and other requests posted on our WhatsApp group. Coffee morning organised. Trustees needed to promote and explain Trust to parishioners as well as encourage donations and support.

Suggested other fund raising events with offer of use of the Church by Judy, and Ed Fletcher [and band] offered to hold a concert and Cornish story evening.

Agreed to hold a Fund raising Meeting to agree an ongoing social calendar. Wednesday 7th December. At Sue/Brian's.

ANOB. Brian will post an update on FB and notices for village notice boards.

Meeting closed at 8:30

Date of next meeting Monday 12th December 2022.