

Tutbury Old School Community Association

Minutes of a meeting of Tutbury Old School Community Association held on Wednesday 8th October 2009 at Tutbury Old School, Cornmill Lane, Tutbury at 8.10 pm.

Present

Joanna Woodberry, Jane Taylor, Pat Harvey, Councillor Liz Staples, Councillor Trevor Hathaway, Caroline Stringer, Jeanne Minchin, Dave Kennedy, Sally Walkley, Victoria Blackshaw, Tim Spencer-Smith and Duncan Austin.

Apologies

Arthur Tipper, Graham Lowther, Councillor Bob Fraser and Bill Crossley.

Minutes of the Last Meeting

The minutes of the last meeting held on Monday 26th August 2009 were agreed and signed as a true record.

Report from Councillor Bob Fraser

In Councillor Fraser's absence, Councillor Trevor Hathaway reported that TOSCA's business case is to be presented to SCC at a meeting to be held on Friday 16th October 2009. Councillor Fraser had nothing further to report.

Report from meetings with Mr Jamie MacDonald

Representatives of TOSCA have met with Jamie MacDonald on two occasions since the last meeting of TOSCA on Wednesday 26th August; on Thursday 3rd September and Thursday 24th September.

Jamie is in favour of a Community Asset Transfer (CAT) but he does not want to hand over a liability and the CAT needs to be done in such a way as to protect both the County Council and TOSCA. He has the latest version of the Business Plan and is hopeful of approval when it is presented to the Council Property Board on Friday 16th October.

Jamie has suggested a three year lease to begin with but on the understanding that at any point during the three years TOSCA could go back to the council and ask for a longer lease. His proposal of a short lease with a peppercorn rent is to protect TOSCA, not to allow an opportunity to sell the building in three years time.

The Scout Group has agreed to give up its existing lease and be bound by the new lease, subject to involvement in the discussions of the new lease.

Councillor Hathaway asked if the council had asked to appoint a trustee to represent its interest within TOSCA, which at this stage has not been mentioned but will be borne in mind.

Jamie is talking of a January 2010 handover. The process will include drawing up a schedule of conditions to clarify what responsibility TOSCA will have for the state of repair of the building. The Quirk Report states that a building cannot be transferred as a CAT unless it is in a reasonable state. This will, of course, be part of the negotiation process. Jeanne Minchin asked about the extent of personal liability. Joanna understands that as long as trustees were not negligent then they would not be held personally liable. However, it was agreed that the trustees would need to take independent legal advice before signing the lease.

Councillor Hathaway asked if it would be worthwhile writing to Jamie to confirm the details of the discussion so far. However, this has not been felt necessary ahead of the Council Property Board meeting.

Councillor Staples had not found any papers for the property board meeting on the SCC website. Joanna explained there was some information outstanding which had only been received on the day of the meeting. This was financial information for the building for 2008/09 which was no more detailed than before. Apart from adding some further information on demographics, which Councillor Staples could supply, the latest version of the Business Plan was ready to go to Jamie.

There followed some discussion about the length of leases and whether there was anything to stop the council selling the building if they so wished. Jamie would never have recommended the sale of a building with a lease. County wide, council properties have returned to the centre. There was some discussion about the concern from some, and in particular from the Scouts, about whether the council could be trusted and whether a short lease would preclude lottery and other grants.

Joanna agreed to contact everyone as soon as there was news from the meeting of the Council Property Board, hopefully on Monday 19th October. If the news was good then presumably the next step would be a survey for the schedule of conditions.

Correspondence

Letter re CASES AGM
CASES notes issue 40
Note from Jeanne Minchin

Any Other Business

There was some discussion about the book 'A School Intended and Since Built'. TOSCA could not decide whether Tutbury Museum could keep a percentage of the selling price as it was up to Tutbury Parish Council who paid for the print run and agreed that TOSCA could sell them and keep the money for TOSCA funds.

It was decided that Jane would let both Jeanne Minchin and Dave Kennedy have some copies to sell. Jeanne has already sold two copies via contact with Tutbury Village News.

Jane volunteered to run a TOSCA stall next to the Scout Group on Friday 27th November for 'Tutbury Lights'.

Date of next meeting

The date of the next meeting was to be Tuesday 3rd November, however, it has been necessary to **change the date to Thursday 5th November** but the meeting is still to be held at Tutbury Old School, Cornmill Lane, Tutbury at 7.30 pm. The secretary is sorry for any inconvenience.

The meeting ended at 8.47m.