

## Minutes of a special meeting of Standish Village Hall Management Committee held at Standish Village Hall on 7<sup>th</sup> September 2018

Present; Nigel Mattfield(Chair); Keren Mattfield; Gerald Hartley; John Simonett; Pam Simonett.

Apologies; Ian Richens; Stan Dicker; Den Smith.

As this was a special meeting convened to discuss 2 items only, it was agreed that the minutes of the last meeting would be read at the next meeting.

1.The Secretary outlined her frustration at the length of time it is taking to finalise the lease of the downstairs offices. The GDT had taken over 6 months to consider the draft lease and had now replied with even more conditions and requirements, despite the fact that they had been informed over a year ago that the matter was urgent. They are insisting that representatives of the Charity Trustees need to sign the lease and not just the property trustees. Therefore the original plan to appoint Lynne and Stephen Harrison as replacement property trustees would be unlikely to satisfy them. KYM does not agree that the Charity trustees need to sign the lease but does not wish to risk even further delays by arguing the point. Our solicitor had agreed that the property trustees should sign the lease but had assured KYM that the Charity trustees would not be held personally liable under the lease. See Item 2

The attendees unanimously authorized **Keren Mattfield** and **John Simonett** to sign documents on behalf of the Committee pursuant to s333 of The Charities Act 2011.

2.KYM reminded the Committee that it had previously agreed that we would, at some stage, vest the head lease in The Official Custodian. She had originally planned to wait until the matter of the underlease was finally resolved, ironically because not wishing to hold matters up! Our Solicitor has advised that we should do it now as it is a very straightforward procedure and would cure some of the present problems. See extract from his e mail below;

There is a distinction, not always clear, between charity trustees, and the person or persons who hold any charity property on trust. In this case John Jenner is the sole property trustee, but not a charity trustee. The cure for this discrepancy is to vest the headlease in the Official Custodian as

soon as possible, although even after that signature by authorised charity trustees will be required on any dealing with it.

KYM has confirmed that the form is astonishingly easy but the decision must be unanimous and a declaration needs to be made to that effect. NM has spoken to those committee members not at the meeting and they were all in agreement. It was therefore resolved to proceed. It was hoped that this would obviate the need to involve John Jenner or appoint further property trustees

KYM reported that the Official Custodian vests titles at the end of the month so she needs to proceed as soon as possible. **ACTION:KYM**

3.An additional matter has arisen. Nigel (Chair) reported that he had been diagnosed with prostate cancer requiring treatment over the course of the next year or so. Although he had been informed that the treatment carried side effects he did not know at this stage to what extent these would be debilitating. He had decided not to resign immediately but he could offer no guarantees for the future. Keren was not sure the effect it would have on the family and whether she would be able to continue and Gerald had already informed the committee he did not feel able to continue as Treasurer far into the foreseeable future. The Committee discussed the fact that, with the difficulties in securing the financial future of the Village Hall because of the delays and difficulties associated with the sublease, the difficulty in recruiting new members and the ages of the existing members, the future of the Village Hall was looking very bleak indeed. KYM had put another plea for new members on Facebook and a call for as many people as possible to attend the AGM and a similar entry was to go in October SPAN. John will put on Twitter and the website and Nigel on mailing list KYM to send them her copy.

**ACTION:KYM/JS/NM**

**The next meeting will be the AGM on 16<sup>th</sup> October 2018**