

## HAYDON BRIDGE AND HAYDON PARISH DEVELOPMENT TRUST

### Minutes of the meeting held on 24 August 2023

#### Present

Mark l'Anson (Chair), Will Rutherford (Vice Chair), Ian Foster, Christina Taylor, Siobhan Stephenson, Phil Hartley, Kate Minto, Henry Swaddle, Michael Sadgrove, Peter Fletcher, Esmond Faulks, Jo Bates

#### 23.40 Apologies and welcome

There were no apologies. Jo Bates was welcomed to her first meeting.

**23.41 Declarations of interest** – Michael Sadgrove declared an interested in agenda item 9 – John Martin Interpretation Panels – as he is a member of the Diocesan Advisory Board dealing with faculties.

**23.42 Minutes of the meeting held in 6 June 2023** - The minutes were approved

#### 23.43 Matters arising not already on the agenda

23.33. Heritage Plaques proposal. MS reported that he now had a meeting date arranged to progress this.

EF raised the issue of a plaque for Eileen Charlton inside or outside The Bridge.

**Action: MS agreed to progress this.**

#### 23.44 Haydon Hundred (HH)

MI reported that there had been 226 entries for the HH. The event went well. The weather had been good and the feedback was very positive. Income was £6400, expenditure £3400 and the surplus was £3047. The total raised over the last 10 years has been £26,000. MI was thanked for all his work on the HH.

#### 23.45 Current and future operation of The Bridge

A tap has been installed outside the Bridge for watering the plants on the station platforms.

KM reported that there had been no library leaders meeting since the last DT meeting. The next meeting would be late September. 2 new volunteers had been recruited, one for the Friday and one for the Saturday team.

Numbers for the lego and Knit and Natter sessions had gone down. It was not yet clear whether this was because people had been away over the summer or for other reasons.

A fundraiser for the library had been held at the Haydonian Club and raised £70. The Club was disappointed that not many DT people came. However, the DT had not been informed about the event.

The computer system has failed twice, once for a month and once for a week. Hopefully the situation was now improving.

There has been very little veg produce donated this year for selling (via donations) on a Saturday morning. **Action: PF to talk to James Brown as Chairman of the allotment association; also MS to consider promoting donation of fruit and veg via social media**

It was agreed to consider giving away walks and cycling leaflets. **Action: to discuss at next library leaders meeting**

WR said he had spare directional signs for the cycle leaflet route. **Action: WR and SS to ride route and replace directional signs as needed**

MI reported that there seemed to be a regular issue about getting the till entries to reconcile at the end of each month. **Action: MI would like someone else to take over this responsibility (no volunteers at this stage)**

PF reported that he had visited another community library in Lechlade in Gloucestershire. He would do a note of this.

KM reported that there would be a community libraries conference at Jesmond Library on 25 October.

### **23.46 Neighbourhood Plan items for decision**

A written paper was circulated with the agenda.

#### *4b Community led housing (CLH)*

PF and MI updated Directors on progress since the last meeting, including: discussion with NCC and Castles and Coasts about potential CLH on the site at East Land Ends west of the Showfield, in particular purchasing a 4 bedroom market sale home via section 106 funding from the county council; and the results of meetings with the Shaftoe Charities, resulting in in principle agreement for an interest only non repayable loan of £300k at 2.7% for the DT to use to purchase 3 two bedroom dwellings from Gentoo Homes on the site west of Langley Gardens.

MI went through the financial appraisal for the Gentoo Homes Units. He explained that the funding assumptions were cautious and that there was potential after year 1, as rents increase, of achieving a surplus from this initiative that could be used to benefit the local community.

There was general support from Directors to proceed further with this initiative, subject to addressing the following questions:

- The personal liability of Directors
- How the units could be sold on should the DT no longer wish to own and manage them at a future date
- The process and responsibility for letting and managing the units
- The need for a formal risk assessment (an initial risk assessment was included in the CLH grant application to NCC and this could be updated)

It was confirmed that there is no financial commitment for the DT at this stage of the discussions with other parties.

**Decision and action: PF and MI to prepare answers to the above questions and to proceed with discussions with NCC, Gentoo Homes, Castles and Coasts and the Shaftoe Charities to progress the CLH initiative.**

#### *7a Haydon Bridge to Hexham cycle route*

PH has prepared a grant application in the name of the DT for feasibility funding for this route which has been submitted. There is strong support from Hexham Town Council and other local PCs and Guy Opperman MP is cycling the route.

**Decision to submit the funding application approved by Chairman**

#### *7c Cycle racks*

NCC have installed racks south of old bridge. MI and PH have installed racks outside Railway Hotel. The latter cost £88 for 4 bike and £78 for 3 bike rack including VAT

**Decision and action: it was agreed to install bike racks outside The Bridge and to monitor usage of all racks with a view to putting further racks in other locations in the village**

### **23.47 Other existing projects – John Martin Trail Information Panels**

MS reported that a meeting had now been held with PCC reps and the church architect about moving the JM trail boards inside the grounds of the Old Church. He is hoping that diocesan approval will be quick as a faculty should not be needed.

**Action: HS to check the wording on the existing information panel to check if changed wording is needed, given the move to the new location.**

### **23.48 Communications. Including website**

HS had circulated details of website activity.

PF had talked to CAN and NALC about possible funding sources for a new website. The only suggestion was the Community Foundation. NALC offered pro bono help to set up a new website using their system but PF and HS did not feel that the quality would be good enough to meet the requirements the DT was setting. MS suggested looking at the new Charlotte Straker website which cost £3.5-4k. **Action: PF to look at other funding sources**

MS reported that we seemed to have joined twitter/x just when it seems to be collapsing. He was going to see if Facebook might be a better route. He was exploring including the DT more widely as well as The Bridge in the social media programme.

PF raised the issue developing a simpler online version of the Haydon News.

### **23.49 Governance matters**

*Co-opted directors:* Jo Bates has been co-opted as a Director following discussion at the last DT meeting. She has been added to the list of Directors on the Companies House and Charity Commission websites.

#### *2022-2023 Draft Annual report and accounts*

PF reported that final amendments had been made to the annual report and accounts as agreed at the last meeting.

**Action: PF to submit the final 2022-23 Annual Report and accounts to the Charity Commission and Companies House**

### **23.50 Finance and grants**

PF reported that the grant application for The Bridge was close to being ready for submission.

### **23.51 Any other business**

HS reported on possible progress by WeFibre in relation to VOIP phone connections. The lack of progress to install WeFibre to outlying areas of the parish was raised. **Action: PF to contact WeFibre**

### **23.52 Review session on NP Community Actions**

A review session was held of progress and future plans in relation to the NP Community Actions. These are written up in a separate document titled Haydon Bridge Neighbourhood Plan – Community Actions – 24 August 2023 Review

**23.53 Date and time of next meeting** - Wednesday 15 November 2023 at 7pm