

# **HAYDON BRIDGE AND HAYDON PARISH DEVELOPMENT TRUST**

## **Minutes of the meeting held on 24 August 2022**

### **Present**

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

**22.25 Apologies** Michael Sadgrove

**22.26 Declarations of interest** None

### **22.27 Minutes of the meeting held on 21 April 2022**

The minutes were agreed.

### **22.28 Matters arising not already on the agenda**

None.

### **22.29 Neighbourhood Plan and Community Actions update**

PF reported that the NP had passed the Referendum and that the final plan is going to the county council for approval on 13 September. MI thanked the Steering Group for all their work on the NP.

The Community Actions Co-ordinating Group had met on 9 August and an updated Community Actions chart had been circulated for information, together with a paper identifying issues for discussion at the meeting.

#### *District Heating system*

PH explained the proposed initiative and its complexity. The Net Zero Group is leading on this. Reheat have done a walkover of the village and think it is feasible. It is a good time to test this idea and good to get in at the beginning. Being able to use all the £million+ money residents currently spend on heating and electricity and currently pay to other suppliers for a community heating system would bring a big economic benefit to the local community.

**Action: The next stage is to do a survey of heating and energy usage via the October Haydon News and we may need to use DT Directors and other volunteers to help people complete the form.**

**The idea of a community open day with Reheat and CAN to explain the initiative and survey results, together with a CAN energy advice drop-in, was supported.**

**DT Directors supported taking this initiative forward**

#### *Village enhancement projects*

Carole Price (CP) attended the meeting for this item. She explained that Chris Armstrong from Oddfellows Coffee has already raised the idea of greening the Old Bridge with the PC. This idea extends this by developing a circular green trail across the two bridges. This would be a benefit for local people and attract visitors to the village. The initiative will require a lot of work and project management as well as funding.

CT then introduced the Bee Friendly initiative and explained that grants from the Bee Friendly Trust (including commissioning a piece of art) might be possible as well as applying for Bee Friendly Village status.

**DT Directors supported this linked initiative and it was agreed that CP would call together an initial meeting of interested people, to include CT and SS. MI proposed that financially this would come under the auspices of the gardening group**

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

PF briefed the DT on this initiative, which would start with 3-4 dwellings on the site west of Langley Gardens that the community would purchase from Gentoo Homes, which is part of the Gentoo group, a social landlord. It was hoped that this would not be a one off and that there would be additional CLH over time. He has also talked to the developers of the East Lands End but that it is probably too late on the process to have CLH there. He explained that a PC/DT Task Group had been set up. The DT members were MI, WR, PF and PH.

The key risk was that properties could not be let though this was unlikely given the demand for affordable housing for rent. MI explained that NCC capital grants were available and that the rest of the cost could be funded mainly via a mortgage. Financial modelling showed potential viability and the DT would end up owning capital assets that would appreciate over time.

The DT would own the properties.

**DT Directors supported in principle the development of this initiative and agreed that no binding financial or contractual commitments should be made without coming back to the DT for approval.**

### *High School*

**Decision: It was agreed that liaison with the High School would be led by the PC and that no active work would be carried out on this as part of the NP work**

### *Tourism*

PF explained that a small tourism group of IF, KM, MS, and PF together with Chris Armstrong from Oddfellows Coffee had met to discuss further tourism initiatives for the community. An initial tourism proposition had been drafted. IF explained his concern that this was only a wish list and there was a need to define what we need to improve and understand the potential benefits before proceeding further. DT Directors agreed with this.

EC reported that more visitors to the village were coming and making use of the Tourist Information point at The Bridge.

MI said that, given the difficulty of engaging with the tourism businesses post the last parish plan, this tourism group needed to exist independently of the DT in order to demonstrate local interest and commitment. DT could play a support role, including with any funding applications.

**It was agreed that the next steps were: IF, PF and MS to meet to further define what needs to be improved in terms of the tourism offer and how. Then further work is needed to develop the tourism group as a free standing group with DT support**

### *Parking in the village*

PF raised the need for further work with NCC to develop additional marked parking bays east and west of the village along Ratcliffe Road, to build on those recently provided and marked out at the road bridge, which were now being well used.

**Action: It was agreed that the PC would take responsibility for working with NCC on this rather than the Community Actions Co-ordinating group**

*Possible funding application to the Community Foundation for climate change/environmental issues: bike racks; e-bike hire (possibly); greening the old bridge and Bee Friendly initiative*

PF explained that he had been talking to the Tyne, Wear and Northumberland Community Foundation about a potential application to progress one or more of the Community Actions from the NP.

PH felt there was not enough evidence to pursue an ebike hire scheme and this was agreed.

**Action: PH to investigate potential locations for bike racks in the village. This and other ideas for a funding application (e.g. greening the bridges and Bee Friendly) could then be brought to the next DT meeting**

### **22.30 Tourism and other village projects**

*Haydon Hundred (HH):* MI reported that the 2022 HH was held on Saturday 11 June. The day went well and there was excellent feedback from riders. There were 182 entries – down on last year – and additional cost from buying a new batch of water bottles. The total surplus was £940. DT Directors thanked Mark and other volunteers for all the hard work on this

*Village leaflet:* There is no money to collect this year.

**It was agreed that future production and use of the leaflet should be left to the tourism group**

*John Martin Information panels:* HS confirmed that the new panels had now been put up. DT Directors said they looked excellent. The cost was £90 more than expected as some panels needed new legs.

**It was agreed that the matter of locating the panel near the Old Church into the churchyard should be picked up by the group to meet with the PCC – see item 22.31 below**

### **22.31 Proposed meeting with the Parochial Church Council**

PF reported that he had been approached by Gill Alexander, the interim vicar of the Parish about setting up a joint meeting between the DT and PCC to discuss future potential use of the church (e.g. for interpretation panels) and churchyard (e.g. community garden) with the community.

**It was agreed that it would be better to have a 3 way meeting with the PC as well. EF, EW and PF would attend and PF would liaise with Gill Alexander about dates**

## **22.32 The Bridge**

### *Re-opening*

EC reported that The Bridge was now open for sessions on Monday (am), Tuesday (pm), Wednesday (pm) and Friday (pm) and that a new team was being put in place for Saturday mornings. The aim was to have 4 volunteers for each team.

MI said that it was now 12 years since the Bridge was re-furbished and that some upgrading and equipment replacement is needed.

**Action: EC to talk to volunteers about what is needed. EC to then meet with IF and PF to put together a proposal for the next DT meeting in October**

### *Checklist and Ts and Cs for hiring the Bridge*

KM had drafted a checklist and Ts and Cs for hiring the Bridge. It was agreed that this list, subject to a few small changes identified – including the hirer identifying a responsible person - was helpful for regular lettings but too complicated for one off lettings. The need for a lockable cupboard or drawer for cash was also identified. KM was thanked for her work on this.

**Action: KM to finalise checklist and develop a simpler checklist for one-off hirings. IF to work with EC to get lockable drawer.**

## **22.33 Communication**

HS had circulated the website usage figures and reported that there has been good usage over the last few months.

## **22.34 Governance matters**

### *Legal status – Charitable Incorporated Organisation*

KM had circulated a draft governing document if the DT wanted to change its legal status to become a CIO. This offered new freedoms and simpler reporting requirements than the current model of reporting to both companies house and the charity commission. We would still stay listed with companies house but not

have to report to them. Voting members would be trustees only. KM was thanked for her work on this.

PF said that advice from Anne Lawson and Tom Johnston in relation to the DT taking on ownership of Community Led Housing (CLH) was that we should set up a trading arm. We would need to seek advice with Anne and Tom as to whether the CIO model would work for CLH and to ensure that we met the Community Land Trust criteria. That would mean there would be no 'right to buy' on the properties.

**Decision and Action: DT Directors agreed in principle that e should move to CIO status subject to further work on the objects and powers in relation to housing and to further advice from Anne Lawson (NCC) and Tom Johnston (CAN)**

#### *Policies review*

KM had circulated a suggested list of core policies for the DT.

**Decision and Action: These were agreed and KM and PF would work together to develop draft policies to put to the October meeting for approval.**

#### *Annual report and accounts*

MI and PF had circulated a draft DT annual report and accounts for 2021-22.

MI reported that the accounts showed a loss of £1700 (including depreciation of £3k), but that there was in fact a cash surplus. A greater proportion of our funds were restricted (£4.5k for the flood fund and £3k for the luncheon club), making a total of £9k restricted funds and c.£15k of unrestricted funds.

PF said that the draft annual report included suggestions received from DT Directors.

**Decision: the 2021-22 annual report and accounts were approved subject to checking by the Treasurer.**

### **22.35 Finance and grants**

There was nothing to report

### **22.36 Any other business (notified to the chair before the meeting)**

There was no other business

**22.37 Date of next meeting**

Thursday 20 October 2022 at **7pm.**