



**SAVE OLD SCHOOL:
Group Meeting in the Rose & Crown, Ivinghoe,
12th September 2011 at 8.00pm**

PRESENT: Carol Tarrant
Tessa Smith
Anne Eastwood
Sylvia Simmonds
Jane Custance
Stephanie Moffat
Karen Groom
Bob Corn

APOLOGIES: Alex and Owen Wynne
Lukas McCormack
Martin McCormack
Ben Huxley
Emma Maier
Les Laing
John Wallis
Jeannette Wallis
Sue Nicholls
Sandie Emerson

Carol welcomed everyone to the meeting – particularly Stephanie Moffat from AVDC, and Karen Groom from Ivinghoe Parish Council - which had been called to further discuss proposals in connection with the Old School Building in the centre of Ivinghoe, and its possible future for the community.

1.0 Survey Questionnaires: Noted that all had been delivered within Ivinghoe – now awaiting collection; Jane agreed to assist in collecting those in Wellcroft, Tessa and Sue will collect those delivered by Alex, Anne will collect Station Road and Ford End after her own delivery, as with Sylvia to Maud Janes (minus 16 bungalows which Carol will visit). Hopefully Emma will be confirming collecting from Great Gap after Sandie delivers there – and noted that Moira will need help in collecting from the High Street and Groomsby Drive (Carol is to approach Sue Gallagher who had offered help). Extra volunteers beyond this had been hard to come by.

2.0 AVDC Community Team: Stephanie gave a brief outline of the sort of support which her team at Aylesbury Vale District Council could offer groups such as ours; she noted that one of her staff (Lynne Madox) already has Carol on her regular mailing list. She agreed that we should be seeking advice from Robert Ellis, Property Officer at Bucks County Council, as to the sort of lease terms which we could expect – Karen is meeting him on another matter later in the week and will flag up a query in connection with the deadline date for a Business Plan submission, also Bob offered to speak to him as soon as he is able as to the nature of rent, etc., which might be suggested in a lease. Stephanie confirmed her view that this contact is essential in setting out lease probabilities and offered to arrange a meeting between Robert Ellis, Jackie Wesley (also of Bucks C.C.) and ourselves to explore matters.

Bob also offered to speak with the Planning Officer at AVDC (Mark Aughterlony) to discuss the Planning characteristics of the existing Old School Building (Planning Use Class, the view of AVDC as to our proposals, etc.). Stephanie suggested a contact with the **Community Officer at the Vale of Aylesbury Housing Trust** – who administer a number of the dwellings in the village – Ladysmith, Maud Janes Close and in the High Street; she will email a contact to Carol.

3.0 Letters of support: In discussion, it was felt that **letters of support should be obtained** from the Parish Council (who had previously given their ‘blessing’ to the Old School Group, although stressing that no financial support was available), also from District and County Councillors.

4.0 Constitution: – noted that Les, John and Carol held a meeting on 7th September and have **prepared a final draft of a Constitution** for the Group.

5.0 Localism Bill: Jane noted that the **Localism Bill is due to be enacted** in November 2011, and that this should have an effect on the future proposals for the Old School Building. **Stephanie promised to research this and report back**

6.0 Character of the Business Organisation: Further discussions took place around the legal nature of the organisation preferred – CIC, Cooperative, Charity, etc and the reluctance we all feel to making such a complex decision, with little professional guidance. (After the meeting, Sarah Allwood of Community Impact Bucks sent a copy of a paper prepared by the Joseph Rowntree Foundation which gives guidance). **Carol to send the documents around the Group for everyone to respond with preferences as soon as possible**, this delayed decision by the group now causing a problem.

7.0 Public Liability Insurance: Carol reiterated that a **General Village Meeting** had been proposed to announce the findings of the questionnaire and our resultant plans for the Old School future, for the village to react to. This should be prepared for by the future ‘action sub committee group. It would be better to hold the meeting within the Old School Building so that everyone could inclusively gain the required full village access needed, experience the Building itself – its easy accessibility, proximity to the Childrens’ Play Area, Disabled loo facility etc. The difficulty is that since the Building had been handed back to the County Council, **we in the Village would have no Public Liability Insurance to cover such a meeting**. John has researched the costs for us to purchase this P L Insurance ourselves, **given that the security access by BCC was gained**. Carol re-iterated that funding such a thing, though not a prohibitive cost ... like the small printing costs, **were an embarrassment at present with no current funding to support this community venture**.

Karen explained that it couldn’t be available through the Parish Council, because of a **ruling which prevented community groups who have a ‘business proposal’** as their model for occupancy. Carol was surprised and emphasised they were required to come up with a robust business proposal by the County and by future refurbishment funders. **However they would always be a ‘not for profit’ community enterprise**, yet to settle on the exact legal framework and **definitely ploughing all profits back into the buildings facilities for this community**. SOS is planning to sub-let or ‘hire in’ from

a varied option of village Ivinghoe community-focused ‘activity’ providers, supported by village volunteers. This business model is much as most community service providers, BIG Lottery community groups, the community libraries and most social enterprises do.

Karen suggested that P L Insurance might be available under the umbrella of the County Council – **Carol to pursue Robert Ellis of the Property Department again on this.** Noted that a question had been asked seeking help with these P L Insurance monies of Ivinghoe Entertainments Committee who sometimes sponsor local Village Groups – although we were later told, since they apparently made a loss over the Summer Ball weekend, **they could not afford to assist us on this occasion. No formal reply yet received on this.**

8.0 Community Asset Transfer, and questions to be asked of Robert Ellis: The meeting noted that if the Old School Building were to be made available to the Save Old School Group, it would likely be made available through a Community Asset Transfer in a ‘discounted lease’ as against a straight transfer of the freehold of the property (explained by Jackie Wesley of Bucks C.C. previously and circulated to group). Either previous to, or within the proposed meeting with Robert Ellis and Jackie Wesley of BCC, which Stephanie is arranging, a number of pressing details need to be established. Confirmed deadline, Leasing terms and specifics, costing, services provided, such that our Business Plan can be prepared with some reasonable knowledge – or indeed what the status of the Old School Building is as it stands now (has Bucks C.C. marketed the Building in any way?, have they at any time carried out and recorded, a detailed Structural Survey of the building?, do they have any detailed measured and scaled plans of the building?, etc.) Carol to ask for all these details, once more, prior to our meeting.

9.0 Group Sub-Committees: With a fast approaching unconfirmed deadline of October 21st, Carol had previously suggested that three sub-committees should be **immediately formed** - a) Business Plan, b) Grant Applications, and c) Group Actions – to spend shared meeting time on progressing these vital actions more speedily; **she** is to circulate a proposal to show names against each of the sub-committees.

10.0 Next Meeting: 19th September 2011 at 8.00pm, Rose & Crown, Ivinghoe – John and Jeanette, also Alex and Owen, had previously offered apology for non-attendance since they will all be away.

