

Minutes of a Meeting of Tetbury Rail Lands Regeneration Trust held on Thursday 18 February 2016

Registered Charity No1092160 Registered Company No 4102029

Patron: HRH The Prince of Wales

Date: Thursday 18 February 2016

Time: 7.00 pm

Venue: Tetbury Town Council Offices



1. **Attendance**

Present: Will Cook (Chairman), John Andrews, Peter Atkinson, Mary Doyle, Jenny Exley, Stephen Hirst, Paul Lockley, Brecon Quaddy, Karen Quaddy, James Scurlock, Jan Vriend, Carolyn Witcher, David Walker (Secretary).

Apologies: Laura Colquhoun, Barrie Doyle, Caroline Morgan.

2. **Presentation by Representative of New Brewery Arts, Cirencester**

Clare Walsh, Education Manager of New Brewery Arts, gave the meeting a presentation on the organization and management of the new Brewery Arts Centre in Cirencester. See brief notes at Annex A.

3. **Approval of Minutes of the Previous Meeting**

The minutes of the meeting of 21 January 2016 were proposed and accepted as a true record (with one minor correction: in "Attendance" - delete "Atkins", insert "Atkinson".)

4. **Trustees' Declarations**

The Chairman asked all Trustees to declare any conflicts of interest that might arise from the proposed agenda. No Trustee declared any conflict.

5. **Matters Arising and Introduction**

No matters arising from the previous minutes were raised. The Chairman welcomed Jenny Exley, a chartered landscape architect, to the meeting.

6. **Joint Working with Tetbury Town Council (TTC)**

a. **Goods Shed Rebuilding.** The Chairman reported that TTC had unanimously approved the removal of the stage from the design drawings and the addition of a set of large double doors. After a recent successful meeting with the architect and M&E engineer updated drawings had been produced which included steps up to the "green room" and a one metre deep storage cupboard against the performance end wall. An acoustics survey was in hand. It was hoped that the invitation to tender would be sent out in the following two weeks. Mr Walker asked whether, as a public works contract of over half a million pounds, all European directive regulations were being complied with, for example, advertisement in the European Contracts Bulletin. Mr Hirst agreed to check this.

b. **Work on Site Outside Platform.** The Chairman reported that restoration work on the platform continued to go well. The Lions had been asked for a contribution to the purchase of railings but had decided against. Mr Hirst stated that the Lions' committee had been asked to think again as there had been a misunderstanding that the money was for the Goods Shed and not the stand-alone platform project. A special meeting of the TTC on 17 Mar 2016 was to be held to clarify to a certain cabal that the town had a clear and vibrant plan for development works within the town. Jenny Exley advised the Chairman to check with the architect that the height and

structure of the railings conformed to regulations for public places. Mr Cook reported that a friend of his based in the USA had sent a cheque for £300.

- c. **Play Area.** Both the Chairman and Mrs Quaddy confirmed that there had been no progress on the play area. Mr Hirst stated that he believed that the Trust should concentrate on the Goods Shed. Mr Cook requested a volunteer to manage the play area project. Jenny Exley suggested that two or three equipment suppliers be requested to make at no cost design proposals with advice on sources of funding.
- d. **Update from Stage Electrics and Cinema.** Mr Andrews reported that a representative of Wootton's Electric Picture House had visited to advise. Amongst other things it was noted that to show the latest general release films distributors required the venue to have a minimum of 5 or 6 showings with typically 55% of takings going to the distributor, however, there was no fixed fee. After 3 months of the film release date conditions were more relaxed and a film could typically be hired for about £80. Mr Quaddy reported that he had established links to 10 independent cinema venues in Gloucestershire.

7. Funding and Business Planning

- a. **Treasurer's Report.** The Chairman informed the meeting that the Treasurer was ill and there was therefore no Treasurer's Report. The accounts for 2015 were still incomplete. Following concern expressed by Mr Walker and Mr Scurlock the Chairman stated that he would see the Treasurer and agree a way forward.
- b. **Report from Funding Group/Progress of Current Bids.**
 - i. Mr Andrews informed the meeting of the good news that £750 had been donated by the Langtree Trust, a pledge had been received from the Jack Lane Trust for £1,000 and a promise of £15,000 from the Foyle Foundation towards the purchase of seating (on the condition that the balance was found elsewhere.)
 - ii. A meeting with Mr Lawrence Miller of the Barnwood Trust had been held. He had informed us that the Barnwood Trust now operated two forms of funding. Grants of £250 were moderately easy to obtain via "Small Sparks" funding. Larger amounts needed a more comprehensive request detailing how the funds would be used to assist the physically and mentally challenged. Mr Andrews and Mrs Witcher had started on a list of how this might be done and had plans for a meeting with Romney House Surgery to establish the local needs.
 - iii. Mr Andrews stated that his experience now seemed to indicate that cold calling on charities was generally unproductive and it was better to concentrate on, and cultivate, local charities.
 - iv. Mrs Witcher reported that she had recently met David Baddiel who had offered a donation and also indicated that he would be prepared to perform at a gig at the Goods Shed when open.
 - v. Mr Hirst reported that he had had a meeting with a representative from the Leader Foundation regarding a grant of £40k. The man appeared to be satisfied with the bid but had said that the Leader Foundation could not give money to a project that was also receiving public money. Mr Cook noted that letters from local prominent people emphasising the drawing power and benefits to tourism would be useful to the Town Clerk's bid.
 - vi. Mrs Quaddy reported that Highgrove had indicated that it was keen to forge links with Tetbury and hence the Goods Shed project.

8. Rail Track Bed Developments.

- a. The Chairman reported that Gloucestershire County Council (GCC) had approved Mr Tucker's proposal of opening up the track bed through his land providing the existing footpath was rerouted. This amendment should be going through the Magistrates' court for action. Mr Hirst asked whether TTC and the Feoffees still needed to submit a request. Mr Lockley stated these rights of way were already accepted by the owners but, in order to be shown on the map as bridleways, a request needed to be submitted. The Chairman agreed to chase this with Sarah Macauley-Lowe (GCC Footpaths) and Mike Barton (controller of Amey's work for GCC.)
- b. The meeting agreed that Mr Lockley should approach the Duchy's land agent in respect of getting the Duchy to make a formal request for a bridleway across its land.
- c. Mr Lockley reported that council workers had confirmed that the previous cast iron bicycle racks had been disposed of. He provided a map showing where they had been previously placed – see Annex B - and requested that GCC be requested to supply replacements. The Chairman asked for members to consider where any replacements might be positioned.

9. Report from Events Group

- a. **Future Planning Committee** Mr Andrews reported that a meeting to discuss the management and usage of the Goods Shed once it was open had been held on 8 Feb 2016. Its use for the Arts had been broken down into 5 main areas – Music, Film, Drama, Talks and Other with each area being headed by a person responsible for producing a short report on what was needed in terms of organisation, personnel, resources, facilities and a programme of events with estimates of the financial investments and returns. Mr Vriend reported that he was heading up Music and had co-opted a strong team including Nicola Clark, Kate Lewis and Nick Hymas. Mr Walker warned that it was important that events reflected the wishes of ordinary people rather than the tastes of the management.
- b. **2016 Calendar.** Mrs Quaddy told the meeting that the Treasurer had indicated that income from the 2016 Calendar had been about £5,000. Unsold copies were now being given away to sponsors for free. She believed that the Calendar had been very good for public relations especially with the businesses in Tetbury.
- c. **Jan Vriend Piano Concert – 2 Mar 2016 Highgrove.** Mrs Quaddy and Mr Vriend reported that everything was in hand and on course for the piano concert and all tickets had been sold. At Mr Vriend's suggestion it was agreed that the concert would start with a brief musical fantasy and then a short introduction by the Chairman or his nominee. Mr Quaddy was providing programmes and programme notes. Raffle tickets would be sold before the concert and in the interval with the draw being at the end.
- d. **Bike Ride June 2016.** The Chairman reported that due to Maggie Heaven's heart attack and continued absence in France no reply had been received concerning a joint Goods Shed/Dolphins bike ride. Mr Hirst suggested that the Chairman attend the Dolphins Committee meeting on the following Tuesday to elicit a response. It was noted that Calcot Manor was holding a charity bike ride on 6 Jun 2016.
- e. **Wacky Races 2 May 2016.** It was agreed that advantage should be taken of the Goods Shed's location during the Wacky Races. The nature of any stalls was to be finalized at the next meeting with due consideration being given to the fact that the organizers of the races, the Lions, were potential donors to the Goods Shed.
- f. **Other Events 2016.** The Chairman reported that Nicola Clark had indicated willingness to arrange a folk music event on the platform in July. Other events could

include a performance by Pantaloon (Mr Cook to make enquiries), a picnic and a performance of the Malmesbury Singers in Christ Church.

10. AOB

- a. **Piano.** Mr Vriend noted that the piano in St Marys' Church was possibly about to become redundant and might be available for use in the Goods Shed. He asked whether any member had a contact within the church organisation who could assist.
- b. **Tree Cutting.** The Chairman informed the meeting that Mr King had offered to cut down the tree by the outside platform for free

11. **Date of Next Meeting.** Due to the special meeting of TTC on 17 March it was agreed the next meeting of TRLRT would be on Thursday 24 March 2016 at 7.30pm in the Town Council Offices.

David Walker
Secretary

Will Cook
Chairman

Annexes:

- A. Notes on Presentation about Cirencester New Brewery Arts.
- B. Historical Location of Cycle Racks at the Goods Shed.

**Annex A to Minutes of TRLRT
Meeting of 18 Feb 2016**

Notes on Presentation about Cirencester New Brewery Arts (NBA)

New Brewery Arts is a charity with carefully selected trustees. It is still growing in turnover with further development in hand. It is profitable and no longer receives any public funding.

It has the following departments:

- Craft Shop – with selected locally made goods
- Café – offering good value for money with locally sourced products, run by paid staff
- Gallery space – with a rotation of varied exhibitions
- 10 x Artists' Studios – of all different genres (eg stained glass, ceramics, stone carving, weaving), artists pay rent, some artists are tutors
- 2 x General Studios – mainly painting and textile based, a Pop Up Gallery using the studio would be charged about £200 (per week?)
- 1 x office
- Barrel Store – was a performance area, is now a youth hostel, simple and low cost, can be used by students on short courses.

The training courses are divided into 3 x 10 week terms. This term there are 27 courses running, mainly during the daytime. Tutors are freelance and NBA can draw on a great many. NBA pay workshop tutors £25 per hour, course tutors £20 per hour.

NBA is prepared to organize and manage courses at Tetbury providing tutors, promotion, expertise etc. They regularly work with schools and could provide children's holiday activities, after-school art classes, calligraphy, etc.

NBA would not expect to be charged for use of the Goods Shed believing that their input of expertise, publicity etc would be their contribution.

Historical Location of Cycle Racks at the Goods Shed

