

RAME CONSERVATION TRUST
Maker Heights, Millbrook, Cornwall, PL10 1LA
www.makerheights.org.uk

Minutes of meeting

Meeting Purpose	Rame Conservation Trust Annual General Meeting
Meeting Location	Officers Mess
Meeting Date & Time	Sunday 23 rd November 2015 @ 14:30
Attendees	Trustees: , Geoff Moore GM , Andrew Honey AH George Cavill GC , Hugo De Rejike HdR , Phil Shingler PS , Helen Markwood HM , Rob Pryke RP Members – as per sign in sheets
Apologies from Trustees	A couple of trustees may have been delayed
Chair	Geoff Moore

Agenda Item	Minute	Action
1. Chairman's Welcome and introductions	Geoff Moore Good evening and thank you for coming – and welcome No matters arising	
2. Apologies from Trustees	None	
3. Minutes of previous meeting	Agreed	
4. Accounts for the year ending 31 th Mar 2015	AH provided an overview on the accounts; Income – broadly the same as previous year. Outgoings Costs - Last year a couple of hits on finances – some of which affected by changes to Nissen Huts. This included - £13,500 approx bad debt. Lawyers costs - £9,000 approximately in project costs. Trust will no longer need to pay interest on loans but there will be less income coming into the Trust. The recent changes are not shown on the balance sheet in the accounts – as the accounts are shown as at 31/03/15. From June 2015 – RCT do did not have any debt. Building desperately needs more work doing – some	

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	<p>urgency repairs are being undertaken.</p> <p>AH asked that everyone is vigilant on costs – if anyone sees lights left on please turn them off. Please also report any water leaks to the Trust.</p> <p>PS proposed a vote of thanks to GM, AH & HdR. This was seconded by Richard Jenkins.</p> <p>There were general questions and answers from the floor regarding the transfer of the outbuildings to Evolving Places which included lawyer costs.</p>	
<p>5. Evolving Places</p>	<p>GM formally introduced Chris Pickering CP, partner of EP and Clare Sandman.</p> <p>CP described the how Evolving Places became aware of RCT's situation through Paul Somerville's connection with Patrick Tilley. Chris runs an architectural practice. Prior to commencing with the transfer Patrick asked Chris to look around the site. Chris explained he was struck by the community spirit and how he had suggested to Patrick it would be worthwhile for them to get involved (the thought of Maker Heights going into receivership did not sit comfortably with them).</p> <p>Evolving Places vision is 'To recreate a place for the arts of National Importance and International Interest.'</p> <p>CP stressed it is an important relationship which needs to exist in the future between EP & the Trust.</p> <p>EP have commissioned work for 23rd November 23rd – level site survey.</p> <p>EP have Commissioned – Dr Julian Mumby who will create a list of the assets to create a full picture – for the whole site. Snap shot on where we are and what we need to do.</p>	

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	<p>CP stated RCT has a duty on maintaining listed buildings and ancient monuments. National importance of site and area. We want to be able to support that.</p> <p>CP stated that during the course of the year EP will create a new website.</p> <p>Following this there was a round of applause from the floor.</p>	
6. Chairman's report	<p>GM stated this was his second AGM as Chair, it is with mixed feelings – relief found an investor but also with some trepidation. He has been hearted by support. Representatives of AHF were supportive and have said the door is still open. Original negotiations included leasehold. Currently RCT have sold everything except main building, Nissen Huts and leasehold. Transfer agreement on leasehold depended on Edgcumbe estate – unfortunately, the Edgcumbe Estate did not agree to this transfer. RCT will now remain in control of all the leasehold – this is both an advantage and disadvantage. Investment in the building was linked to investment of leasehold. Investment of infrastructure was linked to investment of leasehold. £150,000 promised over a period of ten years – first years of this paid in advance (covered lawyers cost).</p> <p>AH – monthly payment will take into account for the fact RCT will be losing rent. AH – the Trust needs to build as reserve</p> <p>GM – offered sincere personal thank you to Paul Somerville, who if it wasn't for him we wouldn't be sitting here today.</p> <p>GM – students incubation pods – very successful PS – Heath & Katy have put a later of energy in to supporting students. The Association of British Naïve Artists have had a</p>	


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	<p>successful exhibition.</p> <p>GM – one of most significant changes in the year was increase in footfall – Maker Music & Arts and Camp Site, weddings and continuing success of The Canteen (who are just starting to get 2nd apprenticeship) Exciting plans for musicians</p> <p>Building needs a lot of work - there are parts of it which need structural work.</p> <p>GC advised the structural joists in poor condition.</p> <p>GM advised the Trust has had the difficult task of rehousing some of the tenants – some tenants who very rarely use their studios have been asked to leave.</p> <p>Bronwen Lacey, Andrew Mathews & David Woolley were invited along to join as trustees but instead offered support. Bronwen spent a lot of time working on the start of an action plan – trust are very grateful for this.</p> <p>AH – the Trust needs volunteers who can delegate time to fundraising, project management, grant applications.</p> <p>GM – recognised the recent work on the batteries of Warrant Officer Darren Paskins and the burial of the unknown soldier.</p> <p>There was a question raised from a member whether the tonnes of stone on site is going to get laid onto the road.</p> <p>GM - explained the stone was donated and had not been utilised as yet due to costs.</p> <p>Paul S – Highlighted excessive use of campsite traffic would be a cause to the road and suggested approaching Maker Events for towards</p>	
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	<p>road fund.</p> <p>Another member suggested was now the local community know Maker is ok and all that is needed is refurbishment of the road publicity is needed for a campaign to the local population.</p> <p>Pip Patterson stated 'as one of original trustees I would like to thank Geoff and the Trustees'.</p> <p>PS stated he is resigning as a trustee.</p>	
7. Election of Trustees	<p>GM – the last formal item on the agenda was the election of Trustees.</p> <p>Phil Shingler resigned.</p> <p>Elaine Dye resigned on 12/11/15.</p> <p>All other trustees present will be standing for re-election.</p>	

Signed ... 

Dated 07/01/2016. 

(Amended date – previously shown as 07/01/2017 in error).