

Minutes of the Meeting July 30th 2025 7.30 p.m. in The Mission Hall

Present - Bill Egerton, Maureen Morris, Sue Wintle, Anthea Heathershaw, Sue Cottam, Sue Davis & Maureen Cribb, Val Dawe & Zoe Withering.

1. **Apologies** from Shirley & Bill welcomed Val Dawe & Zoe Withering as our new Trustees.

2. **Minutes** of the Committee Meeting of June 17th were approved

3. No matters arising which were not on the agenda & no conflicts of interest.

4. **Finance** - Bill shared the detailed & summary reports. Balance = £6157.32 which is allocated to Rental Fund = £855.64. Building Fund = £2,846.85. Improvements = £2,454.83. This was a healthier balance than expected due to income from the French Picnic, the Jumble Trail & some extra hire money.

5. **Charity Commission** - Bill will ask Val & Zoe for the relevant information which the CC requires about Trustees (f.y.i. to see MH info on our CC pages go to: gov.uk / Charity Commission / Search the Charity Register / enter our charity no. 1079729) . Similar information will be needed about new Trustees for Barclays Bank.

Bill will be preparing the annual account for CC which will be different to normal due to the higher amount of money in & out during the last financial year because of grants, donations & building work.

6. Lease extension -

- Bill gave an update re. the 40 year requested extension which had started with a letter to Salisbury Diocese January 2024. He explained we could, if necessary cover the PCC Solicitor's fees. It was expected that the nature of the lease's content would be similar apart from our requested changes & that the written completion would be October. The Solicitor in question prepared the 1999 lease so knows the situation.
- Zoe explained that a senior lawyer friend had offered MH pro bono assistance in preparing a new lease rather than an extension. Clearly, this was a very generous offer. He advised that a new lease would be better than an extension, as it would provide protections that have been added over the last 20 years or so.
- Zoe's friend raised the question of using a corporate body e.g. Community Interest Company or Charitable Incorporated Organisation to hold the lease on behalf of the village. Bill suggested the possibility of using Sutton Poyntz CIC (which owns the Top of the Pond area) for this. The lawyer also raised the question of how inflation-proofing of the Rent might work.
- Bill explained that a potential drawback of a new lease is that although the PCC might be willing to go with a lease drafted on our behalf, they fear that the Diocese might not, and probably have a form of lease that they mandate. The PCC have asked the Diocese but not yet had a reply.

A long discussion about the lease included, in no particular order:- who normally pays for a lease renewal; written confirmation about who owns MH; the possibility of there being a Covenant passing MH to the village; the content of the 1927 declaration of Trusts (SueC send to Zoe) ; the Lease & Trust Deed of 1999 (SueC send to Zoe); problems which may arise if another solicitor was employed; if a new lease was written & had lots of changes, MH would need another Solicitor; the local heritage asset value which Dorset Council was likely to formally accredit MH in the future; the Diocese's need for money & therefore the risks involved if they should wish to sell the property & land; historical issues prior to 1999 regarding the PCC wishing to sell MH; as in the past, three holding Trustees could be appointed to sign the lease on behalf of the village.

7. **Two Draft documents** - were both approved by the committee. 1. SueC to send all Trustees the document re. Information for Trustee & their Duties. Bill to place document online & in folder. 2. SueC to send the revised 2025 AGM minutes to Bill & both keep them on file for 2026 AGM.

8. Feedback on events - Both the Picnic & the Jumble Trail were successful events in terms of people numbers, were enjoyable & profitable. It was felt the Picnic ticket price could have been higher & Raffle timing may have hastened departure of participants. It was hoped the Jumble Trail could be repeated in the future, maybe alternating years with Open Gardens. An Art Trail was also mentioned as a future idea.

Future events -

September 5th MH Coffee morning - SueW, Anthea & SueD offered to make cakes. SueW has some frozen left from the Jumble Trail to add.

October 11th Spanish eve - Shirley to follow up the booking she has made for Helen Furness to provide a Spanish themed meal & dessert. Committee Volunteers to provide tapas starters. Bill to provide audio & visual projection. Green/ white/red decoration for tables. More details to be planned in September.

October 18th Music Eve with Bob Whitley - Folk musician, singer, songwriter, multi-instrumentalist, composer. He has offered all door takings with 30% to MH % 70% to Shelter / Trussell Trust food bank. SueC to organise, make flyer, advertise & sell tickets. Committee suggested £10. bobwhitleymusic.co.uk

December 15th - Anthea has booked the Salvation Army for the village Carol Evening.

2026 Spring - SueD offered to organise a Beetle Drive

SueC to continue occasional advertising MH for hire on FB. Send text to The Register magazine to placed on the Organisation Pages on a monthly basis.

Fundraising - still awaiting results of some letters/forms submitted. A quote is needed to be able to make bids for the floor improvement. SueC to contact local firms to visit hall & give an approximate price.

9. Policies update - All policies have been completed with the exception of the Fire Risk document which needs updating post building improvements & repairs. Bill has asked Colin Marsh to join him & MaureenM to look around & complete the paperwork required

10. A.O.B. - Bill will add a shelf to the store cupboard so that no boxes are stored on top of cupboards in the hall itself.

11. Next meeting - Monday September 22nd 7pm in the hall.