

## **Bradwell Committee Meeting**

**Sunday 2<sup>nd</sup> December 2007**

**Held at Bradwell**

**10.00 am – 1.00 pm and 2 - 4pm**

**1. Present:** Steve James (Chair), Gail, David Williams, Tim Fox (until lunch break), Barbara Maskins, Sue Fairweather, Jerry Macklow, Jan Marshall, Jonney Aldridge, Rosie Sinden-Evans, Paul Seckleman, Ann Froggatt (ex-officio, minute taker) by satellite link for second half of meeting Martin Reimer.

**In Attendance:** Margaret James, Chris Jones

**Apologies:** none

### **2. Minutes of the last meeting:**

1. DW's thanks to outgoing group for their hard work and for moving Bradwell forward to be added.
2. PS's thanks to RSE for proof reading programme to be added in also. With these additions, and a request for minutes to be available more quickly so that alterations can be added before the next meeting, minutes signed as passed.

### **3. Trustee's Report:**

- § TF – wants to ascertain what people want reporting back, and how the relationship between the Bradwell Committee and Trustees should develop. He stressed the importance of the relationship between the Manager, Committee and Trustees, and of overcoming perceived barriers.
- § JM and TF agreed to liaise in future as to who gives the report.

### **4. Programme Update:**

- § Programme events for the forthcoming year were now set, written and RSE was proof reading them, to be printed soon. PS thanked RSE again for her help. Together with RSE and DW the introduction had been freshened and updated. Would go out with the next Full Circle at the end of December.
- § JA was to run a short training session on fruit tree pruning at Easter, to help get our fruit trees pruned. Could a sentence about it be added to programme. Agreed to hold it 10.30 – 12.30 on Easter Saturday morning.
- § Paragraph about alternative accommodation, i.e. tents, camper vans, to be added.

### **5. Fundraising Update:**

- § AF gave brief update on last meetings and fundraising committees current plans; follow-up of existing contacts, 'tea ticket' fundraiser for spring and wrapping up the cascade.
- § RSE gave an update on the cascade - there had been a lot of background work on papers and scripts sent out for it. Roo had set up the leaders and the lists.

RSE had taken it on in the summer, and had got the relevant papers, reports etc in the autumn. Now she was sorting the paperwork and contacting all the leaders by letter, prior to phoning them and getting more feedback.

- § 70-80 people were identified as possible list leaders, of which 38 agreed to do a phone list. Of these 11 had completed lists, 3 nearly done so, and 11 still has lists to do, with 6-8 intending to do so if possible. It was agreed that all the lists should be covered if possible, the fundraising committee were aware that it was difficult and time consuming. RSE felt very strongly that it should be finished as we had committed publicly and privately to doing it, and it was a good source of information and consciousness raising amongst the membership.
- § The aim was to try and get all the phoning done by the end of January, with every member contacted by either phone or letter, and a report on the whole cascade exercise finished for the February General Meeting.
- § If there were some lists that could not be done then RSE would write to those members.
- § JM felt that members had been happy to talk and it had gained a lot of valuable feedback.
- § For many outside fund-giving organisations match-funding was important, and it was felt that 80-90% of the money would, as last time, come from the members.
- § PS raised the matter of the lottery – Trustees have said that requests for small amounts (up to £10,000) could go from the centres, but more than that to go through the Trustees. There were no ethical objections from the Trustees to using lottery funding, but it was very hard to get money from it and there were lots of rules and regulations to negotiate.
- § DW – the village and the Centre were doing a Victorian Style Soiree evening on 23<sup>rd</sup> February. This was village let, with half the profits going to them and half to Building fund. It was anticipated that tickets would go fast, members could stay overnight at B&B rates.

#### **8. EEDA (East of England Development Association?) update:**

See accompanying report by JM and SF. JM reported that this was more of an ongoing competition than a grant, and we needed to produce a winning competition entry. It was about reducing organisations carbon footprints.

- § Main thought at the moment centred on wind turbines. TF said, re his work, he considered best way of doing that was buying green electricity as would never pay back the carbon outlay in putting up a wind turbine.
- § EEDA had a second aim to be seen to be successful, use winners as showcases. They had planning advisors to help people with their bids.
- § Various issues were raised – local objections to N Power's wind farms, must not blow our credibility with local area, using existing green electricity supplies benefits everyone, though problem that there is not enough green electricity to go around, how long will the EEDA be around, how often do wind farms need to be replaced, could it be linked to recycled buildings, importance of changing behaviour.
- § There was to be a big public launch of the 'competition in mid February. Match funding was needed but they would consider 100% funding for particularly innovative projects.

- § It was felt that Othona was 'very eligible' but it would take a lot of work and expertise. To proceed with caution. We already had links with Carol Randall, and Claire Stone was willing to help with the paperwork.
- § Agreed that a subgroup of specialists was needed to go ahead with the submission. JA, JM, SF, C Randal and C Stone. To report to Bradwell Committee, and to have Trustee involvement and endorsement when a proposal was ready.
- § An outline bid should be ready by April, and from February it would be possible to work with EEDA.
- § There was a lot of enthusiasm for the possibilities and for green issues from several people on the Committee and the wider membership. There was some concern that it would deflect away from what the centre needed and worries about what it may commit us to in terms of maintenance etc. There should be a lot of communication and working together between different committees, the Centre Management, Trustees and wider membership. Everyone looked forward to what would come out of the next stage of the sub committee's work.

## **6. Centre Manager's Report:**

- § Gail had circulated a paper on a new pricing policy to take effect from January; DW thanked her for her work on this. Its rationale was to encourage people to stay for longer, by making a longer stay more affordable without the centre losing money, by offering a free days stay after 6 days paid. The adult rate was up 3% and the child rate would be £1 per year of child's age up to 16 (or 18 if in receipt of child benefit). The Jones Family and Reimer families had been used as test cases and in both cases it had worked out that they would pay less. Attempting to be transparent in pricing structure.
- § There was some discussion about the rate still being too expensive for those on benefits or low incomes, but committee reminded of the bursary system.
- § The use of peoples own tents/vans and lower field accommodation was discussed, and whether it was fair for them to pay the same full rate, but all those staying would pay same rates. Trustees had always said no to differential pricing. Unfair on those who could not use a tent, we are not a campsite all community members.
- § Numbers in the 2007 summer were overall bigger than 2006.
- § DW had put in a £25,000 deficit proposal for this year and had also had to spend £2-3,000 on new pumps, but the current projected deficit was only £23,000 so £4,000 had been pulled back.

## **New Accommodation proposals:**

- § DW reported on new building proposals as recently seen by the committee members and Trustees, to consider using recycled shipping containers for the new accommodation block instead of rebuilding the Bank. See attached paper for further details and various websites.
- § DW went around and got everyone's first impressions of the proposal. These were mostly positive, with many people glad to be moving away from 'en-suite-isation' of accommodation, though there were several queries raised, as in the comments from Roo and Trev Darley as put in the paper.

- § Many of the objections were answered in an Academic Report available on the web, 'Shipping Containers as building concept', and there was plenty of English and worldwide examples to look at.
- § The containers were supposed to have a 30 year lifespan, carbon saving was good vs. new build, containers were rust resistant, could have under floor heating, windows and cladding could vary and be in keeping with existing buildings, they were compliant with all the latest building and energy regulations.

## LUNCHBREAK

MR joined meeting via computer link.

- § It was planned to split room 10 in half, this involved building a breeze block wall and putting in a new door.
- § Also the washbasins in the ladies bathroom would be divided up into cubicles.
- § These proposals were in response to community feedback, and great care would be taken not to disturb the under floor heating.
- § Agreed it could go back to the building sub group and to get the backing of the whole community about the container building idea... Agreed could be an exciting proposal. Could also be easier to sell to community in terms of fundraising. Also to consider whether and how this could be incorporated into EEDA application.
- § A vote was taken that further developments of this idea to be reported back to this committee. All voted for this except MR who abstained as he had not heard the earlier discussion.
- § Exploration of other short term accommodation for the summer –especially tents. DW will do this.
- § The use of the Bank was raised. Could it be put back into short term use? What would the costs be to make legally habitable? Would need to be looked at by a qualified surveyor. Heating, replacement of rotting windows, fire regulations. DW pointed out that he did not actually have to turn away people over the 2007 summer, and that he definitely could not sell the use of the Bank to any outside groups using the centre. Concern raised over some members saying that the only concern now was outside groups, and that Bank could be OK for community use, this was disputed. Some feeling that it was the Bradwell Committee's role to convey that the Bank was too far gone to use as overnight accommodation.

There was further discussion about electricity, renewables and going on the grid.

- § Do we really need to use more electricity? Would use expand more if we had more capacity? DW confirmed that at present we were at the capacity use of the present generator, and there were already limits of how much of the buildings could be heated.
- § Proposed that Trev Darley be asked to join the group doing the proposal for EEDA, as continuity from past building group. And that this group should take forward proposals for EEDA and recycled container building to provide more accommodation. This would be the existing 5 people proposed and TD, and there would be a report in writing available for the committee to see before the next meeting - all agreed with this. Ruth Jarman could also be contacted for her expertise.

The next item – Volunteer team – was taken forward to the next meeting.

**Any other business:**

1. Problems of having no weekly warden or helpers team in place for community time, also no planned worship or chapel rotas. Fed into role of this committee and the helper's team. Big issue for future discussion.
2. MR – the pricing of 7 nights for price of 6 was good, but still not attracting young people, especially from abroad. DW – could solve this with a decent amount available for bursaries. Possibly something like the Andrew Hardy fund in the past, could have special bursaries for international young people. To look at the possibility of funding for this from outside organisations.

There were heartfelt thanks from SJ on behalf of all to those people for whom this was there last meeting. He thanked them all for their hard work over the past 2 years, especially PS on programme, SF on volunteers and EEDA, and JM in many fields. PS, JM and SF thanked the committee for all its hard work.

Meeting closed.

**Date of Next Meeting: Spring working weekend 29<sup>th</sup> Feb – 2<sup>nd</sup> March, day and time to be confirmed.**