

## **CORNHILL COMMUNITY ACTION CIO**

### **Minutes of the second AGM on Wednesday 24th May 2023 at 19.00 in the Village Hall**

1. Trustees Present:       Chrissy Caley  
                                  William Carrington  
                                  Elizabeth Devon  
                                  Martin Devon  
                                  Maggie Read

Apologies:           Anne Legge

Community members:   Present:     Angela Hallam-Baker  
  Clive Hallam-Baker  
  Mj Broadhurst  
                                  Apologies   Teresa Culbertson  
  Rob Kelsey  
  Lynda Waite  
  Julia Linstead  
  Joan and Jim Manuel

**2. Statutory business** - It was agreed that no amendments to the constitution are required. David Richmond and Oliver Wright have reached the end of their first term. David does not wish to be re-elected and Oliver has no time to give to this charity. Steve Wright is resigning from the trustees.

Everyone voted their agreement to continue as we are for the next year although it is hoped to make at least one more trustee appointment.

### **3. Chairperson's report:** *Martin reported:*

"Just after the Annual meeting last year, on 13<sup>th</sup> May the Community Asset Transfer was completed and CPC now owned the building and the playing field, three years after it was originally offered.

At the end of May 2022, MD met Northumbrian Water's Regulation Inspector and Cockburn's Water and Drainage Services of Kelso with a view to getting the water re-connected. In June and July, MD pursued the electricity and water re-connections. The electricity was promised for 16<sup>th</sup> August.

In August two new trustees were appointed to the charity, tenants' representative and village hall representative.

In September building work resumed, a new website was written and new accounts set up with Facebook and Instagram.

In October, a major volunteer clean-up took place ready for the arrival of our sheep. Despite promises there was no electricity; a generator was borrowed. On 20<sup>th</sup> October, electricity was connected, two years and two months after it was requested. On 22<sup>nd</sup> October, the Centre was opened for the first time with the sheep-naming ceremony.

In November the plumber sealed all the pipes ready for the water re-connection, (we now know he missed one). A very successful Craft Fair was organised on 13<sup>th</sup> November.

In December the new external doors were delivered and the locks arrived.

On 17<sup>th</sup> January, leases were signed for units 2, 3 and 5. On 25<sup>th</sup> January, the lease was signed for unit 4. Fire extinguishers and First Aid kit were organised at the end of January.

In February, joiners, plasterers, electricians and plumbers were all working at the Centre. Some of the tenants started decorating their own units. On 17<sup>th</sup> February, the lease was signed for unit 6.

In March, the internal decorating of the Centre began and a group of volunteers cleared the vegetation from around the building.

In April, one of the tenants started work in unit 5. On 14<sup>th</sup> the water was finally present in the building but no-one would connect it. Finally a retired plumber who was helping one of the tenants offered to do it. Unfortunately though, it is an ongoing problem which we hope will be sorted out soon.

On 25<sup>th</sup> April we requested furniture for the hall. Some very good pieces were donated.

On 28<sup>th</sup> April the new floor was laid in the toilet block and by now we had four usable toilets.

By May 9<sup>th</sup> five businesses were open. On May 16<sup>th</sup> fibre broadband was installed; this will soon be available throughout the building.

Early this year a new grant application was made to the Community Foundation for a grant of £5,000. A few days ago, I received a gratifying email: as the project was thought worthy, innovative and beneficial, they would not give us £5,000 but £10,000 which enables us to renew the heating system in good time."

#### **4. Financial report:**

Anne sent the spreadsheet with William.

The following is a summary of the situation from May 19<sup>th</sup> 2022 to May 18<sup>th</sup> 2023:

<i>Year ended</i>		<i>Year ended</i>
18.05.22		18.06.23
£		£
1,430.54	Balance brought forward at 19.05.22	1,430.54
	Add income	50,189.50
		<b>51,620.04</b>
	Less expenditure	47,893.27
	Closing balance	<b>3,726.77</b>

The account manages the money of the CT Centre, the Community Fund, the Festive Lights and the Social History Group.

#### **5. Funding report:**

All the grants received so far have been recorded on the CT Centre website. Two personal loans were required in order to keep the refurbishment progressing. More grants have been promised for June and July.

#### **6. Publicity report**

Maggie reported that she continues to advertise anything that is happening on both Facebook and Instagram.

## **7. Health & Safety report**

Fire extinguishers have been bought for all units and a fire blanket for the kitchen.  
There is also a First Aid kit.

**8. Date of next AGM** - May 2024 when Martin, William and Anne reach the end of their first term. They are eligible for re-election.

William thanked Martin and Elizabeth for their efforts with the project.