

Madeley Town Council

Minutes of the Meeting of Madeley Town Council held on
Monday, October 26th 2015, at Jubilee House, High Street, Madeley
commencing at 7.00 p.m.

PRESENT: Councillors: R Evans (Chair), S Biles, R Coates, D Edwards, G Green,
S Harrington, J Jones, P Taylor, S Taylor, P Watling, D White
Clerk to the Council
Finance Officer
Committee Secretary
Shropshire Star reporter

15/70

Anstice

Councillor Watling and Councillor Green, having declared an interest, were given dispensation to remain in the meeting but not to vote.

70.1 Appointment for Options Appraisal – Recommendation from F&GP Committee (Minute 22.1)

Resolved:

That PCPT Architects are appointed to carry out the Options Appraisal.

An Inception Meeting with PCPT Architects would be held, starting at 9.30 a.m. on Wednesday November 4th 2015. On that day the University of Wolverhampton students would also be visiting the Anstice and meeting with PCPT Architects. Councillor P Taylor and Councillor G Green offered to attend the meeting. Councillor R Evans and Councillor J Jones would also attend subject to availability

70.2 Options Appraisal Balance Funding – Recommendation from F&GP Committee (Minute 22.1)

It was noted that the cost of the Options Appraisal by PCPT would be £15,650, although that may be reduced because a building survey has already been done by Nock Deighton Chartered Surveyors. A total of £13,000 funding has been agreed by Madeley Partnership and Madeley Town Council, but that leaves a potential shortfall of £2,650.

Resolved:

That additional funding to cover the balance of the Options Appraisal was approved to a maximum of £2,650

70.3 Lease

The Council were reminded that the Chair of Council and the Chairs of Committees (Environment, Leisure & Community, Finance & General Purposes) have been given delegated authority to resolve matters related to the Anstice Memorial Hall (see Full Council Minute 28.1)

Resolved:

That the above-mentioned group will negotiate the terms of the lease with the Anstice Community Trust, on behalf of the Madeley Town Council.

70.4 General Update

The Clerk to the Council presented a general update (see Appendix A)

Noted

APPENDIX A**Anstice Memorial Hall****Update for Full Council October 2015****The Building**

Since the last report to Full Council some work on the building has been necessary to ensure public safety for one off events and to deal with some essential repairs.

The fire system and the fire alarms have been tested and we have had a full Fire Risk Assessment. The report highlighted some areas that need addressing, but there were no major concerns. Two water leaks have been found; the pipes have been isolated and made safe. There was also a gas leak from the meter which has been mended. The electrics in the Stewards flat were found to be unsuitable and have had to be almost entirely replaced, this work is not yet complete.

A new phone line has been installed for the alarm, which is now operational and there is a broadband connection that is currently paid for by Mr Duffy. The gas and electric accounts have been clarified with the correct business/residential designation there are still some issues with the water rates which are yet to be resolved.

Options Appraisal

It has proved difficult to find a suitable organisation to carry out the Options Appraisal. Invitations were sent to 4 companies recommended of the Association of Buildings Preservation Trust. There were two responses that were assessed by Andy Rose, Keith Whitton & Cllr Peter Taylor. Only one company was felt to have the necessary experience, this was discussed at Finance & General Purposes meeting and we hope that work on this vital study can start as soon as possible. Once completed, we can develop the Business Plan and will be in a position to submit the first stage HLF bid.

A necessary component of this study is further public consultation which will be ongoing.

The postponed Youth Event that was to take place at the ski slope in July will now take place at the Anstice on 28th October in and outside the Anstice. This is an opportunity for us to carry out a youth consultation to find out what young people would like from the building. This age group was poorly represented in the first consultation exercise. There will be further consultation events as the Options Appraisal work progresses.

University of Wolverhampton

We are really excited about the opportunity to work with the architectural students at Wolverhampton University. They will be using the Anstice as the subject for their project work which, once completed will be put on display at the Anstice and some of their ideas may be picked up by the Options Appraisal. It's a very valuable learning experience for the students to have a real rather than a theoretical project to work on, with the opportunity to meet other professional s – the architects and the conservation engineer and to work directly with the clients, Madeley Town Council. Andy Rose and myself are visiting the University on Wednesday 28th October to give a presentation to the students, and they are visiting the Anstice on 4th November.

The tutor, Paul Boden has completed a CAD exercise, he has gathered all the technical information that will enable the production of 2d and 3d drawings and models of the building to be produced. This is invaluable information for the Options Appraisal and for future design/renovation work.

The collaboration between the University and the Town Council is an excellent example of Partnership working which will be very helpful with the HLF bid.

Pride in Your High Street funding

ACT has submitted an application to this fund for the renovation of the porch. To inform the bid it was necessary for a condition report to be carried out. Chris Pike, a conservation engineer based in Newport, completed this work. The renovation includes a quote from Eura Conservation for the renovation of the front gates.

Applications to the Pride in Your High Street Innovations Fund have also been submitted for Anstice events

Anstice Community Trust Events

The ACT group are conscious of the need to keep the general public engaged and informed. They also recognise that proof of community support is vital to demonstrate the importance of the Anstice to potential future funders. Once way of achieving this has been, and will be to carry out a series of fundraising and awareness raising events. A number of these have taken place over the summer.

At Madeley Town Council Charity Market in August, the ACT volunteers sold refreshments and ran a tombola stall, this raised a total of £558, which includes a very generous individual donation of £250. The volunteers also attended the World Heritage Festival in Ironbridge, raising another £366 and ran a book stall at Green which brought in another £97. The sale of home-made preserves at all these events has raised a further £88. The biggest success in terms of fundraising so far has been the sponsored walk. Members of the public were invited to join the 'Telford Trail' starting and finishing at the Anstice and to raise money in sponsorship. This event has raised well over £1,000 with more to come through Gift Aid.

The next fundraising event will be at Madeley Town Council Christmas Lights. ACT volunteers will be serving refreshments in the Anstice and selling some merchandising/gift items. Following the Christmas Lights there is a Soul Night on 19th December, kindly organised by Sev7ern Soul. This promises to be the biggest fundraiser to date, the tickets are available for a suggested donation of £5.00. Besides being a good night out, it will showcase the new 'open to all' policy.

For the future, plans are in hand for a Tea Dance in February. There will also be a concert by 'Savannah' in the New Year (date tba). Savannah are an up and coming local band who will play the Anstice as the final date of their tour. In March there will be a concert by Elcock Reisen Band with singing from the John Fletcher School and a Comedy evening is planned for April. The group are also working on an Anstice Run (with Telford Harriers) and a Victorian Fair. It is hoped that some of these events can be funding through a successful application to the **Pride in your High Street Innovations Fund**. If the application is not successful, most but not all of the events can take place but their impact will not be as great.

ACT have also been invited to attend the annual bonfire at Madeley Cricket Club, a number of the former Anstice Working Men's Club attend and this presents an opportunity to talk to them and tell them about future hopes for the building.

Merchandising

One of the volunteers has negotiated with Merrythought who are producing a special limited edition Anstice Bear. It will be in a presentation pack with additional information and will retail at between £50 and £60. The will be produced in batches on 50 as they are needed and Merrythought will supply a larger one off bear free of charge for display and publicity purposes. This will be launched at the Elcock Reisen/John Fletcher concert.

The volunteers are also investigating other small items for resale – such as trolley keys, enamel badges, Christmas cards , wristbands etc. These items would be produced and resold for a small profit, their main purpose would be to keep the Anstice name in circulation and to present another opportunity to demonstrate support and to keep the name in circulation.

Legal Structures

ACT is now a registered Charity. It has appointed its trustees and held its first formal Trustees meetings. The Trustees are about to launch a membership scheme. Membership of the Trust will cost £5.00 a year. There will be no priority or particular benefits in being a member other than the right to attend the annual AGM and vote for trustees or put themselves forward to be a trustee. It will also mean that they can receive the Anstice news by post. Currently it is only available to those with email.

The trustees have also agreed to make the minutes of all the meetings available on the new website www.theanstice.co.uk

Next Steps for ACT

At some point, Act will be invited to manage the Anstice under a lease agreement. This will be a long process and it would be useful to start these discussions/negotiations soon.

Recommendation

That the delegated representatives from Madeley Town Council (Committee Chairs & Chair of Council) commence discussions with the Act Legal Working Group to agree the terms and scope of the lease.

Once an informal understanding has been reached, Madeley Town Council will instruct its solicitors to draw up the necessary documents for approval and signature by the Anstice Community Trust.