

Peacock and Verity Community Spaces

Minutes of Annual General Meeting

Date: Monday 3rd December 2024

Venue: Meeting Room, King's Head, Masham

Present:

Directors: Alan Hodges (Chair), Jane Haycock, Tim Klemz, John Howe

Observers: Jan Reed (Project Manager), Sarah Close (NYC), Val Broadley (Masham Parish Council and minutes), three members of Masham Parish Council, representative from Masham Community Office, 14 volunteers and members of the public

1. Welcome

The Chair Alan Hodges opened the meeting by welcoming present and thanking them for their attendance at the first AGM of Peacock & Verity Community Spaces.

2. Introduction to the Board

The Chair informed those present that he had been the Chairman of Trustees since 2020. He then introduced Jane Haycock (Finance Director), Sarah Close (Rural Strategy Officer for NYC), John Howe (Director and former senior planning manager), Tim Klemz (Director, Industrialist and Chair of Masham Community Office) and Val Broadley (member of Masham Parish Council and minutes secretary).

3. Members Apologies

All members were present

4. Reports:

4a) **Chair's report** - The Chair then presented his report for the year. He outlined the objectives of the Trust as being to acquire, renovate, preserve and maintain the property known as 15 Silver Street, Masham. He emphasised that this included the renovation, preservation and heritage, as well as developing a space which was commercially viable, with the aim of also developing the heritage of the site and local area. He expressed the gratitude of the Trust for the generous support of the National Lottery Heritage Fund and also for that of Harrogate Borough Council through their then housing officer and for their financial support. He outlined the large amount of work undertaken with professional services which was reflected in the accounts, and which had led to these now being completed to RIBA3 level. This meant that the project was in a position to move ahead. Further work had been taken with ARUP and Leeds Beckett University into the use of sheep wood insulation.

He outlined that the property had been acquired in collaboration with a housing association (Karbon Homes) in February 2023 on a 20:80 basis. A lease had been negotiated with Karbon Homes for them to acquire a 125-year lease upon completion of the housing units. A viability study had been undertaken which had shown the project to be economically viable and sustainable. It projected that the project would

provide 6 full-time equivalent jobs and around 30 volunteering opportunities. It's offering would be such that it would not compete with other local businesses. It would provide opportunities for local suppliers.

The trust had been working with NLHF who had provided around £80k of development funding towards the cost of professional services and project management. If a grant application is successful, this could mean a substantial grant from the lottery. NLHF had been very supportive, and this had included a requirement for P&V to report to them every six weeks. The Chair spoke of NLHF's responsibility to manage their funds and also to manage the work of applicants.

Applications had also been made to other bodies including North Yorkshire Council. He outlined that the Government had called the recent General Election at a time when an application was being progressed to the Community Ownership Fund for matched funding. The calling of the election had meant that this opportunity had been lost. The re-organisation to a new Mayoral Authority meant that this Authority and NYC were still working out responsibilities. This had made it more difficult to access the correct people. The main priority is to source suitable funding bodies.

The project team had carried out a number of community engagement exercises with presence at Masham Steam Fair, and during the Sheep Fair at 15 Silver Street where those visiting were able to view plans and proposals. Team members have worked with a television company to highlight the development of 15 Silver Street as a business.

The Chair outlined that there was still a need to raise approx. £1m which would constitute matched funding and would then able the lottery to provide support. He outlined that the cost of development is just over £2m. Given the stance of the new government this is not an easy ask.

If left undeveloped the site will remain an eyesore on the high street in Masham, it is likely to decay more than at present. The alternative is to produce a vibrant building and meeting place. He highlighted some of the potential uses for the building, including restoration of Post Office facilities.

Funds are not materially in deficit. Directors are all volunteers and take no remuneration or expenses. The Trust has now been established as a Community Benefit Society, where shareholders have an equal voice regardless of the number of shares they hold. This conversion took place in September 2022. At the present time the four directors are the only shareholders, however this could be opened up to other members.

The Chair then took questions from the floor.

4b) Financial Report Jane Haycock

Jane Haycock the Financial Director confirmed that the accounts for financial year 2022-2023 had been finalised and published. The accounts for the financial year 2023-2024 had only just been received back from the Auditors and she had not yet had the opportunity to review them in detail. She anticipated that these would be completed and signed by the end of the forthcoming week, after which they would be published on the Peacock & Verity website.

She explained that over the last year the society had needed to engage three different accountants for the following reasons:

- i) Accounting regulations had become more onerous and this had led to some accountants giving up their ability to Audit, this had led to one change.
- ii) Johnsons were engaged. They had proved to be very good, and they completed the 2022-2023 audit. However, the costs associated with compliance had been huge which led to further changes being implemented.
- iii) P&V took advantage of an option to disengage from audit and moved to a third accountancy firm Third Sector Accountancy. They had served us well and had completed the 2023-2024 accounts. The new accountants had then gone back over previous accounts prior to completion of the current set, and this was the reason why the accounts were late. She outlined that Community Benefit Associations are not widely understood in the industry. She was now happy that Third Sector Accountancy understood the current requirements.

Ms Haycock explained that income shown on the accounts was from grants and donations and not from trading. She also explained that P&V did not have a free hand in how monies were spent. Typically, a grant funding body will regulate how their money is spent, and it will be given for a specific purpose. Accounts are likely to look somewhat different once trading commences.

Ms Haycock then took questions from the floor.

4c) Planning Update – John Howe

Mr Howe said that 15 Silver Street did not have listed building status. However, the building lies in a conservation area and is surrounded by listed buildings. P&V have therefore worked as if the building were listed. Harrogate Borough Council whilst they remained as the planning authority have also worked as if the building were listed. The building is currently undergoing a change of use application in respect of the use of the inside of the building. Full planning permission is already in place and work has started to ensure that the planning consent does not lapse. Originally a firm of architects in Newcastle was engaged. This has been reviewed by another company, Native of York, and has resulted in a change of use application to include 4 flats, a delicatessen, café and heritage centre. The original application was granted in June 2021 with various pre-commencement conditions including bat surveys, storage considerations etc. This information had been submitted and approved, and a lot of the preparatory work has been done. Advice has been obtained from structural engineers, experts and information has come to light regarding the evolution of the building as work has revealed previous layers of development.

Amendments to space standards have led to Native of York revising plans and they have made some very helpful suggestions. Originally the scheme was going to be subject to a minor amendment application and this was submitted and validated. NYC have now indicated that they want another full application. This seems to have come out of the local government re-organisation. This is not a question of permission as this has already been granted for four affordable units. Car parking was considered at the time of the original application, and it was felt that there was already adequate public parking in the area.

Mr Howe then took questions from the floor.

5. Elections:

The Chair pointed out that all trustees had to stand down at the first AGM and seek re-election.

All trustees and down and were subsequently re-elected.

The Chair indicated that he would look to put out a prospectus in the New Year seeking additional members.

6. Any other business

The Chair thanked those who attended. He also expressed thanks to the Kings Head for the use of their facilities, to Jan Read for organising this meeting and for chasing up the accountants, and Val Broadley for taking the minutes.

Date of next AGM: Tuesday 2nd December 2025

Questioner	Question	Response
1	Query regarding income of £94k and situation regarding audit	JHa explained that this was NLHF grant income. Accounts detail for 2023-4 only just received this morning and need to review before signing
1	What did the building Cost	AH confirmed purchase cost of £70k for P&V, £280k for Karbon and that K would pay up front capital sum as part of leasing arrangement
2	Inference that accounts were improper	JHa explained that he (attendee) had misread the document and that accountants were confirming that they were correct
3	Inferring housing allocation would be free for all	SC explained local housing policy so long as P&V remain in partnership. Otherwise, if purely Karbon there might be more free allocation.
4	Querying high cost	AH explained that figure included 15% contingency and 15% inflation both of which were high. AH explained mission of NLHF to maintain heritage. TK spoke re: building standards, SC re: strict rules for housing units
3	Figure excluded purchase price	AH We would need enough to buy out Karbon to preserve for Masham. Need for agreement with K. K have valued property in current market and no loss of value. Can't develop piecemeal due to need to install all services, grocers and tearoom are incidental to main development
1	Is P&V paying for the flats	AH explained re Karbon leasing contribution towards capital cost, and them paying at key stages.
5	Staggering amount of money. Are heritage builders necessary, right of access for flats, viability for café, shop, rents. Challenges 6 fte jobs, asks how many covers Attendee can't see return to old fashioned retailing.	AH Confirm analysis shows 6fte jobs, plan shows 38 covers, explains QS report. Confirms that tender will be put in place. Local suppliers will be used if possible. AH have calculated turnover over 10 years. Customers from tourist attraction and locals. Ave spend shown as café £6.50, grocery £7.50

5	<p>Cost of running ovens is phenomenal, Insurance is prohibitive</p> <p>Further query re parking</p>	<p>AH It would be up to us to decide how, whether and when to use them.</p> <p>JHo explained consent already in place</p>
7	<p>What if it fails?</p>	<p>SC outlined status of Karbon as not for profit organisation and their commitment to CLH in rural areas. AH explained Plan B to purchase building – option to include 5th housing unit.</p> <p>AH explained option for Karbon to buy out P&V then no control over use of building</p>
8	<p>Complaining re delays and need to look at it</p>	<p>AH explained return on capital matters, not the value of the building. JHa explained about heritage deficit, and other developers unlikely to take it on as it is not viable for them</p>
5	<p>Why have, on the plans, the windows been moved?</p>	<p>AH explained returning to original window layout, issues with upstairs window throwing interior out of line. Upstairs window is unsightly. Need to get better use of space</p>
5	<p>Top of frontage is Oak.</p>	<p>Image on papers shows original frontage. Aim is to recover and reuse as much wood and leadwork as possible.</p>