

Meeting of Gresford Trust at the Trust on Thursday 14th September 2023

at 7.00 pm

Present: Ian Gibson, Richard Evans, Janet Holmes, Richard Williams, Val Shields, Jayne Osborne, Steve Bland, Mike James, Robert Grey, Carole Grey, Lesley Murley, Sue Happs, Andrew Bailey, Beryl Blackmore, Jan Jones, John Bell, Michelle DeRosa, John Lloyd, Robert Williams, Marion Williams, Susan Hill,

Apologies: Phil Jones, Gino Paletta, Geoff Jones, Bob Edwards

Minutes of previous meetings:

8th June 2023 Proposed A Bailey Seconded R Grey
10th August 2023 Proposed S Bland Seconded L Murley
accepted as a true record by those present.

Safeguarding: J Bell advised that minor policy updates are being processed. Nothing of concern has been raised.

Health & Safety: M James advised that a member of the Quilting group had cut her finger, and it was noticed that the plasters in the first aid kit were out of date. J Holmes advised a check would be made to update the kits. Regular checks are carried out.

J Bell advised that following an incident we need to ensure access to all the GFAC stands in case of an emergency. J Holmes to write to GAFC secretary regarding this.

Finance: J Holmes advised that no up to date budget was available. Trustees had received the June budget report previously. Classes were starting up again following summer breaks and occupancy was good.

There are some estimates of expected expenditure pending that Trustees should be aware of:

Water Heater - Evans Mechanical have reviewed the current water heater and are submitting suggestions for replacing the boiler which is 25 years old but had an expected life of 25 years. Maintenance due would cost £1,131 plus VAT. We will assess the way forward on receipt of the quotes.

Clock – Upgrade with new movement and permanent inverter at a cost of £2,564 inc Vat – Agreed to action this next time clock fails.

Decorating – Hall (to door height) £1,500, Blue and Green rooms £1,300 (wait until decision re acoustic panels)

Acoustic panels in Blue and Green rooms – meeting arranged to discuss options with supplier cost unknown

Clappers Lane Fencing / Hedge	cost unknown
Tree inspection due early 2024	previous cost £1,000
Work required following inspection	previous cost £5,000
Removal of epicormic growth to allow tree inspection	£1,000 estimate

Legal Fees in connection with processing leases currently under discussion cost unknown

Leases:

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British Legion currently with Land Registry for recording. As the Legion did not engage a solicitor all costs will come from our solicitor and part of this will be re-charged to the British Legion.

Gas Governor – waiting for planning approval. Access to site has changed to approach off Clappers Lane we will receive additional payment for this route. This will not affect users.

Allington Park – the chair advised that the contentious clause had been resolved and that the solicitor has confirmed the Lease will protect the Trust. Now waiting for response form Community Council.

Jan Jones advised that she will now chase with CC solicitors.

Gresford Athletic FC

The Chair updated trustees on the non-response to communication sent to GAFC. The current lease expires in July 2024 in the May meeting with the club they advised that no renewal of the lease was required. Subsequently they have requested a 'simple' lease extension. We appreciate this is not possible given current negotiations for other leases.

Correspondence advised the club of the above, gave estimate of renewal cost and advised that GAFC would be responsible for all legal costs in relation to the lease. The club asked how the lease fee had been calculated, this information was supplied. No response had been received from GAFC.

Trustees were concerned about the effect on GAFCJ and the GAFC reserve teams. The Chair and M, DeRosa advised that the stands were not used by either organisation.

R Evans had discussed the lease with our solicitors and the lease is not covered by the `1954 Landlord and Tenants Act.

Following an in-depth discussion with Trustees it was agreed that a letter be sent to GAFC advising that the Trustees had agreed no extension be offered to the club unless meaningful discussions take place by the end of November 2023. The letter to include the obligations included in the current lease regarding maintenance of the stands and removal at end of lease.

100 Club:

	First Prize £30		Second Prize £20		3rd Prize £10		
July	138	Mrs TE Bailey	126	Mrs G Owen	68	Mr I Weaver	
August	29	Mr G Owen	93	Mr H Jones	51	Mrs Paula Hughes	
September	27	Mrs EA Edwards	6	Mrs J Jones	26	Mr G Pearce	

AOB:

Susan Hill reported that the Craft Group are holding a coffee morning at the Trust on Tuesday 26th September. All are welcome.

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