

<p>Big Local Radstock & Westfield - How to make the most of £1million -</p>	<p>Big Local Management Committee Meeting 17th January 2017 7-9pm, Oval Office, Westfield</p>
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Attending: Robin Moss, Simon Allen, Jaydean Dawkins, Caroline Green, Julian Mellor, Sarah Westell, Visitor- Kate Mack

Apologies: Ron Hopkins, Marlene Morley, Rob Wicke, Lesley Mansell

Not present: RTC Rep- Mike Boulton, Rob Watts, Dave Dixon

Chair: Robin Moss

Note taker: Sarah Westell

No	AGENDA	Action by Whom	Action When
1	<p>Welcome to Kate Mack NNR & apologies</p> <p>Agreement of last minutes</p>	Minutes accepted as true and correct.	
	<p>Lesley Mansell has sadly sent a letter indicating her wish to resign from the management committee due to other commitments, we are grateful for all her time and support she has given to the Radstock & Westfield Big Local team since the very beginning, we are very sad to see her go.</p> <p>Kate requested an insight in the Radstock And Westfield Big Local history and background, provided by Robin Moss included the sustainability of our team.</p>	SW to send grateful thanks	
2	Actions from previous meeting	Action by whom	By when

	<p>DONE 1.1 Our Bigger Story project -the edited video has been approved and added to their website.</p> <p>- IN PROGRESS 6.1 SW to circulate the Sustrans proposal to deliver a feasibility study for new cycle routes in the area – And ask for volunteers from the management to meet and take this forward.</p> <p>-IN PROGRESS 8.1 RWi and SW to create vox pox of presentation.</p> <p>9.1 DONE Partnership evaluation forms have been completed by members and uploaded by JM</p>	<p>SW & RW</p> <p>SW & RWi</p>	
3	Kate Mack	Action by whom	By when
	<p>NNR (2000) Norton Radstock Regeneration, to focus on this area, lack opportunity, lack of new housing, dysfunctional town and Centre.</p> <p>Established as a company, with a board 60% Local people, and people with experience to planning, local government,</p> <p>400 people in various study groups, leader of Mendip council and county councilor in planning- Norwood farm- regeneration, more employment chair since 2008. Road includes new town Centre, main aim not to build stuff but to encourage jobs spend in area, employment base, 11 mines in Radstock, railways employment now has highest level of out commuting in B&NES NNR aim to enable individuals to build a base for the 21centry. Aware there are lots of partially used buildings not in business and not just here to build new but o also make best use of what we have.</p> <p>The Radstock development is now in Phase 3- behind the Royal Mail sorting office - they have faced high levels of infill to be developed with shops with affordable accommodation/flats on top. NNR have developed a good level of affordable houses from 4 beds to 1 bed flats.</p> <p>Two buildings for community use but they have to pay their own way</p> <p>Community hub- Victoria Hall- Will be taken on by the Radstock Town Council with a walk in service- drop in space for job Bulleting,</p> <p>Brunel shed- working engine shed for trains from GWR lines. The name has nothing to do Brunel built</p>		

	<p>in the 1860's and now one of only two buildings left from Radstock's railway heritage.</p> <p>Roof timbers more or less left in-tact, can see structure whilst being restoration. There is an aim to have it listed as a railway building once the conservation work has been completed.</p> <p>Location- walk up new road from new roundabout and the Brunel shed can be found on the right.</p> <p>The relationship of the building to Radstock is clear/ cycle pathway clear, NNR aim to relate to history of town and provide a centre for the cycle ways.</p> <p>Easter to Sept café. Local business - Bike it are keen to help.</p> <p>The Brunel shed is 24 m long and 6 wide with a tin roof some of the section 106 money has been allocated to replace and waterproof this roof.</p> <p>Restore back to original design with split roof to include a bat hotel which will comprise of a 3rd to ¼ of roof space therefore allocated to Bats.</p> <p>NNR aim to leave a large part open to roof to ensure visitors are aware of its heritage.</p> <p>Won't be doors on the far side as these will be blocked off to home the offices upstairs.</p> <p>There is no allocated parking but has a bay for deliveries, parking in the road.</p> <p>An opportunity to have a place to operate from. NNR</p> <p>NNR have 17acres of land and have built on half leaving the other half as a conservation area, Belway homes reinvest but they pulled out several years ago due to the commercials' part with drains etc.</p> <p>Lindon have lower margins barely enough funds for floods, £500 thousand allocated to re home bats.</p> <p>Expected profit- £10-20k</p> <p>Mainly due to insistence to create affordable homes.</p> <p>Section 106 money will only be allocated when all the housing is occupied approx. 5-6 years' time.</p> <p>£80-£100k to put into the shed.</p> <p>Architects have been commissioned, awaiting plans, services are to the door. Section 106- roof now to be restored.</p> <p>NNR don't want to plaster the walls inside to keep the appearance of it being an engine shed, floor to be dug out of the rubbish and aim to restore the floor with under floor heating and replace the railway tracks under Perspex to preserve.</p>		
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	<p>NNR are going to approach the local steel works Rymans to replace the metal window frames and create a spiral Industrial looking stairwell. Celebrate the railway history Summer café- pop up, dinner, dinner party rents, catering training, will have toilets in Office site which will need to be rebuilt to home three accessible toilets and washing facilities, this will look new with a glass roof.</p> <p>There will be a bridge across river onto site, providing a safe route to the local Primary school. Caroline- questioned how they planned to Heat the building? MMR are looking at Ground source as solar panels Won't work due to tree canopies'. Other suggestions included using the pit or the river for an energy source. Robin- we have an historic interesting, building and that NNR were looking to hand the baton over. Kate- Yes but must be to a Charitable company as NNR have no assets to continue, taken much long to develop, succor bodies, Kate concern that Big Local will run over in 8 years. Robin - we are becoming a CIC, excited about look of the building, long term business, refit, looking for a partner, ideas of how the building could work, have a building that pays for itself, café, cycle shop, looking to retain the features of a railway shed. Long narrow building- a working building but also recognizable as a railway shed. Radstock as a tourist destination. 93k cyclist have used the Colliers Way cycle path. Reasons for people to visit is changing. See what happens with that conversation over the next few months. Offer a lease with conditions to Town Council to ensure that the building is used for the NNR needs, Town council will be buying the building but NNR to ensure it doesn't become a commercial building. Robin- By us becoming a CIC – We can ensure a community asset lock on the shed. Weather proofing- will be done over this summer April & October, security of the building, will not compromise the inside. NNR – Not a body with one purpose, understand the history and issue our community has.</p>		
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	<p>CG – Bike it summer time, a port of call, cycle hire, Bikes for all back to Radstock, Discussions with Radstock Museum- they would like to house a pumping engine, currently their ideas have not been able to generate an income but once a clear plan about restoration is complete and an income with type of activity established talks will be reestablished with the museum with suggestions that they could open up for a gallery program, small exhibits. Terry Taylor on NNR board is in close contact with the Museum need to ensure there is no conflict but creating a further pull for tourist to visit Radstock. Caroline suggested it could be used as a Wedding venue.</p> <p>Robin – there is a need for consultations a clear plan for how an income can be generated.</p> <p>Kate explained that her business “The Bear pad”- Lets/Rents the catering space to other local businesses 3 times a week, where they use it for the evening clean up and out by next day. Kate- they are queuing up to take on the kitchen for an evening.</p> <p>Robin- The biggest challenge will be the winter months, need to find funding to kit out, need for a business plan, could help subsidize local businesses’, such scope, Big enough and can use your imagination. Floor space being flexible, movable walls, hot desking for small businesses’ with web access.</p> <p>Kate- The Mezzanine floor, could be enlarged by Welding a mesh floor, so you can still see through to the roof space, but will enable you to put certain things on the first floor.</p> <p>Simon- Home workers affordable spaces, wouldn’t take that many people hiring a desk to make it work.</p> <p>Robin- Marketing the space for training, conferences’ advertise as somewhere different to go.</p> <p>Walking is now being prescribed, pay for well-being.</p> <p>Robin an exciting project idea with long term sustainability, Protecting our heritage.</p> <p>Robin if happy to continue discussions, Kate to create a small working group to iron out and plan designs/issues. Awaiting CIC status. Take back to ODD Ensuring conversations are continued. Kate to discuss with NNR solicitors how the</p>		
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	<p>partnership can work. Setting the over-arching wheel in motion.</p> <p>Discussion is required about need for a clear business plan- Victoria Hall- Robin- concern, Julian- Need to have a robust process</p>		
4	Consultation and New Plan	Action by whom	By when
	<p>Management are reminded that our first plan finishes early 2018 and we need to develop and consult on a new plan over 2017. Suggestion that we launch consultation at Dragons' Den event 21st April. No action is needed in this meeting.</p> <p>Caroline suggested we make the presentation of the consultation more exciting/engaging/inspiring with time scales for delivery.</p> <p>Tap into various other consultations taking place over the next year.</p> <p>St Huges – as Youth Hub have the vibe as young people, not multi-functional. Youth consultation- delivery principles is this the most effective way to distribute the money, we are very responsive rather than reactive. This is what we are going to spend the money on.. At the end of 10 years what do we walk away with. Lawrence Weston- their investments have giving a very productive return but it is them driving what they want forward rather than what community want.</p> <p>Simon- Demonstrating delivery to get involved, community energy discussions have happened. Once CIC we can apply for funding to generate incomes.</p>		
5	CIC	Action by whom	By when
	MM has explained to the workers that she has been in touch with Mark Goodman to get the relevant		

	document finalized for sending to the Local Trust for comment. Caroline- requested a Brief update and will need to see documents before paperwork goes to Local Trust.	MM to provide a briefing note	
6	Big Fund	Action by whom	By when
	- Writhlington Village Hall ~ Car park Application received, evidence provided through photographs, a petition of need plus supporting letters from local Primary school. They have match funding and have a plan for sustainability, therefore all present voted to support the application.	SW – to send out of meeting to those not present to ensure quorate decision made.	
7	LTO		
	Update from Possible new LTO with CFH Doc Mail Positive meeting with HR Denise White and one of their accountants they will take all the information provided and requested and present the opportunity at the next board meeting held towards the end of Jan.		
8	AOB		
	Hope House Surgery- NHS funding for GP part but they want to invest in the community and make it a centre, conversations started about sponsoring space/ community kitchen space In Bloom- Application needs to be different, useful meeting as message will now be unfiltered. Working with schools, money for raised beds in allotment, therapy for mental health help. Forward thinkers – clearer ideas- set some seeds. Whitley- DD approach us for help/advise. Meeting finished at 8:59pm		
	Dates for your Diaries		
	- Management Committee Meetings: Tues, 7pm, Oval Office: 17th Jan, 21st Feb, 21st Mar. - ODD: Mon, 9.30am, Oval Office: 5th Dec, 9th Jan, 6th Feb, 6th Mar.		

	<p>- Dragons' Den: 21st April 2017 prompt start at 6pm Victoria Hall.</p>		
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