

Radstock & Westfield Big Local

PARTNERSHIP MEETING

28th October



Major ambition of our Plan 3 is to make a community benefit investment that brings a financial return, with the aim for it to help sustain us beyond the Big Local programme (post Feb 2026).

£120,000 to £130,000 allocated in our budget.

Major ambition of our Plan 3 is to make a community benefit investment that brings a financial return, with the aim for it to help sustain us beyond the Big Local programme (post Feb 2026).

- £120,000 to £130,000 allocated in our budget.

Loan Opportunity: RTC are in the process of purchasing the Radstock Methodist Church in order to turn it into a community hub. Once the purchase has gone through, the next phase is to fix the roof and other high priority repairs/improvements. The RTC are interested in securing a loan from us to contribute to these costs (dependent in part on what the offer is). They indicate they would be able to repay the loan within the timescale of the Big Local programme.

Importantly, we don't deal with the loans – Local Trust and a specialist organisation called Key Fund do. The only thing we would do is approve, based on our assessment of the business plan, risk, and the advice from Key Fund.

The great thing about a loan is that when it comes back to us it's no longer bound by the Local Trust rules – it can be invested how we like, in our own timescale.

As with all investments, there is risk involved.

Major ambition of our Plan 3 is to make a community benefit investment that brings a financial return, with the aim for it to help sustain us beyond the Big Local programme (post Feb 2026).

- £120,000 to £130,000 allocated in our budget.
- Loan Opportunity: RTC are in the process of purchasing the Radstock Methodist Church in order to turn it into a community hub. Considering loan to make repairs.

Timescales if we decide to give the loan:

Part 1 - Once RTC loan application is submitted to Key Fund, they will take a month to perform due diligence and make a recommendation to us. (However, they won't be able to do anything in December.)

Part 2 – Once we've approved the loan, it could take a month for Key Fund to complete it. (December ruled out).

Major ambition of our Plan 3 is to make a community benefit investment that brings a financial return, with the aim for it to help sustain us beyond the Big Local programme (post Feb 2026).

- £120,000 to £130,000 allocated in our budget.

Loan Opportunity: RTC are in the process of purchasing the Radstock Methodist Church in order to turn it into a community hub. Considering loan to make repairs.

Timescales: 2 to three months from RTC application.

Loan process:

- We assess whether we want to make a loan to RTC – Look at their business plan, assess risk. (RW to arrange)
- We vote to invite RTC to make a loan application, and agree in principle for the loan to go ahead if RTC meet the conditions required.
- We also vote on the interest rate we want to charge.
- We invite RTC to make a loan application.
- RTC make application to Key Fund.
- Key Fund make a recommendation to us.
- We tell Key Fund and Local Trust we approve.
- Local Trust transfer funds to Key Fund.
- Key Fund make the loan payment to RTC.
- RTC make the repayment(s) to Key Fund.
- Our Partnership allocate the organisation they want the funds to go to.
- Key Fund / Local Trust make the payment to the allocated organisation.
- The returned fund is no longer bound by the Local Trust rules (but may be affected by an agreement between the Partnership and the allocated organisation.)

Major ambition of our Plan 3 is to make a community benefit investment that brings a financial return, with the aim for it to help sustain us beyond the Big Local programme (post Feb 2026).

- £120,000 to £130,000 allocated in our budget.

Loan Opportunity: RTC are in the process of purchasing the Radstock Methodist Church in order to turn it into a community hub. Considering loan to make repairs.

Timescales: 2 to three months from RTC application.

Loan process: We vote – RTC apply – Key Fund due diligence and recommendation – Approval – Payment by KF – Repayment to KF – Payment to nominated organisation.

Interest rate:

It's up to us to set the interest rate. Key Fund have said that we could consider how much impact the loan/project (community hub) will have on the community... the more impact, perhaps the lower the interest rate.

As an indicator –

- Key Funds own loans are 6.5% flat interest rate.
- Public Works Loans Board for a btw 2 to 2.5 year loan of £120k is 4.26% flat rate. (total £127,775.70).

MEMORANDUM OF UNDERSTANDING

- An ambition of our Plan 3 is for the CIC to become the Locally Trusted Organisation for Finance (LTO). This means holding and providing due diligence on Partnership funds.
- A major benefit is that Local Trust will give the LTO an admin payment equivalent to 5% of any Partnership funds that are invested through the LTO. E.g. if our CIC (as LTO) made £100k of investment in the community on the Partnership's behalf, the CIC would get £5,000. Therefore £105,000 would now be in the community.
- Another benefit is that it will strengthen the CIC and further demonstrate to stakeholders our experience and worth.

We are almost there with the CIC becoming LTO.

The next step is for the Partnership and CIC to agree a memorandum of understanding, setting out what we expect of each other in the arrangement. The MOU circulated is proposed by the CIC. It is based on successful MOUs that other Big Locals have with their LTOs.

Next step: Partnership to vote on whether to approve MOU (meeting was not quorum).

Next Partnership Meeting, Our Bigger Story and Meet the Funder

- Our next meeting is on Tues 22nd Nov, 1.30 to 2.30 again. We'll be back in Hope House and on Zoom.
- There will be a Meet The Funder session before that, 11.30am to 1pm. 3SG have organised it, and The Community Fund (National Lottery) will be there to talk with attendees. The Community Fund have grant pots that range from small to large, so this session can be for any community group or organisation. Spread the word!
- At our meeting we will be joined by Angus and Paul from Our Bigger Story. OBS have been charting the journey of 15 Big Locals and share their learnings with us and the Big Local programme. Robin, Angie and I went to their get together earlier this month. They will be filming our meeting, and our investment in this room, and will be meeting various beneficiaries of our funds too. Visit their website for reports and videos.