



## **Minutes of Members Meeting**

Held at the British School Room, Cliff Road  
At 7.00pm on Monday 28<sup>th</sup> November 2022

### **In attendance and apologies**

In attendance were Mike Johnson, chairman, Jonathan Gould, Janette Templeton, Geoff Martin and 10 members.

Apologies were received from Richard Hulme, Paul Mather, Trevor and Lynn Broughton. Also in attendance representing Mid Counties Co-op was Aaron Haines, Sherston Branch Manager.

### **1. Minutes of the Members General Meeting held on 15<sup>th</sup> November 2021**

These were taken as read and approved.

### **2. Review of the year**

The Chairman was pleased to report continued full occupation of the premises but also highlighted some notable changes:

James Pyle having relocated to Swan Barton, his unit was taken over by James Harris (Mobile Thinking Ltd).

Compass Graphics has moved into unit 1 (former Balcony House Cellars) – which released some space inside unit 2 for Tahiti Van Rooyen to set up her counselling business.

Shear Class have expanded their range of services to include reflexology, massage, and beauty treatment

He commented that there is no need to remind you that it is the income generated from our occupiers that pays for the maintenance, repair of the building + our annual rental paid to the PC which in turn repays the PWLB loan.

He reminded the meeting that SOSCIC has paid accelerated rent to the PC of £72k. No further accelerated rent has been paid for some years now following decision to use surplus cash for local good causes. This year, when it became apparent that the VH was having problems raising sufficient cash to start work on their extension, your Board made the decision to make a significant contribution towards the project so as to ensure that it could start. In addition we have made a commitment to the VH to provide additional funds, should they be required, to underwrite its completion.

In the meantime we must continue to budget for any significant additional costs – roof repairs or car park repairs etc. One such additional cost is likely to be the cost of replacing the existing front door to the Coop – which we are aware needs to be sorted sooner rather than later.

As you know all the work undertaken by the Board is undertaken voluntarily. Jonathan Gould spends an inordinate amount of time on your behalf problem solving + organising repairs.

He expressed grateful thanks to him and the rest of the Board – all of whom keep things running relatively smoothly...

He said that he would like to specifically thank Vicky Saucedo – our cleaner – who cleans and sanitises the building virtually every single day – which throughout the COVID epidemic has made the OS a safe place to work and visit.

Finally he is pleased to report the installation of two new plaques. The first to recognise the tremendous work that John Knight did to bring and keep the premises to their excellent state. The second recognises the contribution of The Matthews family in financing the provision of the bell in the bell tower, thus finishing off the renovations.

### **3. Board membership and succession planning**

Every four years each director has to retire by rotation and this year Jonathan Gould is required to do so. The chairman was pleased to report that Jonathan is prepared to continue in his role and accordingly he is re-elected to the board.

The chairman formally welcomed Janette Templeton as a board member and membership secretary. He thanked her for her excellent and very positive contribution to the board.

Once again he highlighted the increasing need to have a succession plan and more diversity in the board. The chairman said that this is an increasing priority for SOSIC.

### **4. Directors' Reports**

#### **- Membership**

Janette reported that she had 'cleaned' and updated the membership list and could now be confident of the mailing list. She said there are currently 249 members.

Information is being routinely given to new people in the village and she hoped to gradually increase the awareness of SOSIC via social media, etc.

#### **- Tenancy**

In Richard's unavoidable absence, the chairman noted that the lease with Mid-Counties Co-op had some years left to run and that new leases with Compass Graphics, Pulse Business Software and Mobile Thinking Ltd are now in place. Shear Class is expanding its range of services and we are working with them and hoping that in due course a new lease will be signed.

#### **- Property**

Jonathan said that the one significant repair imminently required is to the front door of the premises where a replacement at a cost of about £3,000 is signalled.

Otherwise, routine maintenance issues are ongoing and he particularly mentioned that fire alarm testing is up-to-date.

#### **- Finance**

Geoff said that rental income has now recovered to a normal level and that this was crucial to SOSIC. The tenancy base is a very good and reliable one and he hopes that this would continue.

In the financial year under review SOSIC has been able to provide considerable support to the VH as well as paying for the re-painting of the premises. All of this has been achieved without prejudicing the financial health of the company.

Resilience remains the key message.

### **5. Questions**

One questioner asked whether rents reflected inflation. Geoff answered that he did not like to discuss publicly the terms of individual tenants but that each lease does have an element of inflationary adjustment within it.

Heating costs were questioned. Each tenant pays for their own heating and power but SOSIC is responsible for the communal areas. Close attention is being paid to the electric use in those areas.

The outward opening metal windows were identified as possibly a danger to passers-by. It is difficult to have an easy solution to that and perhaps the only available current stance is to make sure that they are opened as little as possible and with due care and attention.

Loading and unloading of the Co-op lorries does cause some congestion and inconvenience. Martin Smith, our County Councillor, was present and advised that a County Highways Officer had been to the premises to consider alternatives but could see no sensible way that the current arrangement can be changed. Indeed it can be thought that traffic is slowed by the parked vehicle and that this is a good thing. Ultimately it is an issue for Highways and the PC to consider.

#### **6. Chairman's closing remarks**

Mike Johnson thanked all members for coming to the meeting and for their continuing encouragement and messages of support.

He then closed the meeting.

Mike Johnson  
Chairman