

Barlow Charity

Minutes of a Trustees Meeting Held via Zoom at 2.30ap.m. on Monday 9th January 2023

Attendance

Richard Norton, David Piper and John Rockliff attended.

Minutes

The minutes of the trustees meeting held on 25th November 2021 were ratified and signed, having already been agreed by the Trustees via e mail. Also the minutes of a brief trustees meeting held on 6th December 2022 were approved.

Maintenance of Houses and Grounds

Several items of maintenance had occurred since the last full meeting.

Scott Cole had trimmed the trees in January 2022 at a cost of £640.

The outsides of the houses had ben painted in July/August by John Skiggs and Bluebell Decorators at a cost of £9,491.

The path outside numbers 5 & 6 had been re laid in September by Matt Currie at a cost of £306.

Robin English had continued to be the regular gardener.

One resident had reported that some of the paint had been bubbling up. This would be looked at.

Claim against Serco

After protracted negotiations Serco's insurers had agreed to pay for the repair of the paving that was damaged by the refuse lorry driving over it in 2020. Steve Garner did the repair in June 2022 at a cost of £820.

House sales

One house sale had been completed at the end of July 2022.

The trustees had been notified that another house owner wished to sell. The formal valuation had been done but as far as was known the house was not yet on the market.

No progress had been made on amending the S106 Agreement. This was seen as desirable but not urgent as it had not been raised during the recent house sale negotiations.

Finance and Accounts

The bank balances as at 6th January 2023 were Current account £10,306.34, Savings account £1.59. Given that the exterior decorating had been done in 2022 this was felt to be an adequate level of reserves.

John agreed to explore whether interest could be earned by moving some of the current account money into another account.

David had prepared the BC accounts for the year ended 31st March 2022. Tony Mendham had examined and the relevant details had been submitted to Companies House and the Charity Commission.

Rent

The triennial rent review in line with RPI took effect from 1st April 2022. The rent increased from £31.07 to £34.31 per month.

One resident was underpaying by £2.31 per month while they used a credit on their account that had previously built up.

It was queried that one resident may have missed a month's rent payment. John agreed to look at the bank records to check this

All apart from these two matters all residents were up to date with their rent.

Trustee Indemnity Insurance

This matter had been looked into. The annual cost of Trustee Indemnity insurance had been quoted at £280. It was decided that the risk to the trustees of being personally liable was negligible and it was agreed not to take out trustee indemnity insurance.

Any Other Business

One resident had asked if he could plant a small apple tree in his front garden. The trustees had some doubts because a small tree can become a big tree. However there is nothing in the lease that prohibits trees. It was therefore decided to allow the tree but to stipulate that it must be no more than 3 metres high. Ideally it would be grown in a container.

Next Meeting

The next trustees meeting would be in May or June 2023. **John** to make a diary note to fix this nearer to the time.

The meeting ended at 3.09 p.m.