

**Minutes of an Ordinary Meeting of the Trustees
of the Educational Foundation of Abigail Bailey and Ann Levett
24th May 2017 in School House**

Participating:

Arthur Wright, Martin Emerson, Raymond Dyer, Melvyn Wooding, Andrew Seaman (Trustees)
Adrian Dale (Clerk)

2017.34 Welcome from the Chairman

The Chairman welcomed everyone to School House, particularly to the Trustees who had never previously had the opportunity to inspect the property.

2017.35 Inspection of the property

The Trustees inspected the property, both inside and out. It was in a much worse state than expected and unlettable in the current state. It was clear that in addition to all the works previously anticipated, the property would need to be redecorated throughout and to have new carpets, flooring and curtains. Leaks were apparent in the bathroom causing the floor to rot. It was likely that this would need to be re-boarded.

Outside, the rear and front lawns had all but disappeared and the tenant had left rubbish and the rotten base of a shed. It was difficult to assess the extent of restoration needed as the whole garden was overgrown. However, it was clear that the side fence to the B645 had collapsed into the ditch and would need to be replaced along the full length.

The Clerk shared the Orlebar final inspection with the Trustees. This pointed out that some of the poor state of the property would need to be considered wear and tear. The property had not been re-carpeted for 15 years, nor re-decorated for 7 years. Therefore, the tenant would not be expected to forfeit deposit for this. Some recompense would be due, but this would only be in the region of £300-400.

The Clerk was **DIRECTED** to attempt the recovery of some costs through deposit scheme.

2017.36 Additional works identified

The Trustees agreed that this was a valuable heritage property in the Village and that the Neighbourhood Plan discussions had emphasised the importance of the street scene along Caldecott Road.

The current state of the property detracts from the recently refurbished Village Hall. The white uPVC windows are sound but not well suited to the property. The grey guttering and down pipes are in poor condition and detract significantly from the street scene. These ideally need to be replaced in black and reconfigured to minimise the number of down pipes to the front.

The aerials and satellite dish are also unsightly and need to be improved to minimise their impact on the street scene.

2017.37 Budget provision

It was clear that the budget allocated for the refurbishment (£10,000), drawn from reserves would be insufficient for the project. Nevertheless, this is a once in a generation opportunity to make a big difference to the Village street scene. It was agreed that an application for a loan and grant from the Foulger Trust would be made

to cover the shortfall in funding. The Clerk was **DIRECTED** to investigate and make the necessary applications.

2017.38 To agree the date of the next meeting

The Trustees agreed correspond electronically during the refurbishment and to meet on site as required to inspect progress and to take any necessary decisions.



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