

Mendip Caving Group.

Management Meeting Minutes Tues 13/12/2022

Apologies

Ben Cooper
Mark Edwards

Links

Minutes of previous meetings, including October 2022 are here

<https://www.mendipcavinggroup.org.uk/committee-meeting-minutes/> There was no November meeting.

Management Trustees Present

Bill Chadwick
David Lossi
Jackie Murch
Jason Kirby
Dan Matthews
Tom Harrison

Custodian Trustees

Brian Snell (joined the meeting at 21.10)
Tim Francis (joined the meeting at 20.30)

The meeting commenced at 20.05

Agenda:

1. Approve draft Committee Meeting Minutes 10/2022 on the website.
DL to add full date to minutes
Jason Kirby not receiving Cottage Booking Form emails.

Minutes unanimously accepted as a true record.

Carry Forwards (C/F) from the previous meeting:

Action	Who	NOTES
C/F 1. Fire Wardens	JK	ACTION Jason will arrange online training for David Lossi, Jackie Murch and Mark Edwards. The cost for all 3 will be £43: ONGOING
C/F 2. Progress with new Calendar/form for bed booking	BCh/TH	This item will now be deleted, and Tom will let us know if/when he makes any progress.
C/F 3. Front Door/lock issues	JK	ONGOING
C/F 4	JK/TH	ACTION : Draw up plans and costs for driveway remedial work. Tom Harrison to consider applying for EDF grant. NOTE an EDF grant is not applicable, but TH will look at the possibility of a Mendip grant. ONGOING
C/F 5 SumUp signage	DL	DL to make signs for SumUp machine COMPLETED

C/F 6 Investment transfer	TH/BCp	ACTION: Transfer £15K into investments – discussion between Tom and Ben needed. ONGOING
C/F 7 MCG News	BCh	ACTION: produce an MCG News during October. COMPLETED
C/F 8 Progress report on transfer of the cottage to the CIO	BC	Steve Porter is organising. We need to pay a Solicitor's bill. COMPLETED Steve did offer to donate to the club to cover £200 of the fees, however the Committee decided that Steve had contributed so much time and expertise, that any donation was not needed. However the Committee thanks him for his kind and generous offer.
C/F 9 list of all the key safe and padlock combinations and the passcode for the SumUp iPad and provide a copy to all the trustees	TH	Tom, has now given access to passwords and log-ons to the committee. COMPLETED
C/F 10 Library ladder	DL	Purchased and now in the Library COMPLETED
C/F 11 Christmas dinner plans	TH	ACTION: TH to organise a pre-paid card. COMPLETED (we gave Jackie a cash advance in the end)
C/F 12 We need a second, working, contact on the web-site cottage booking form, other than the secretary.	BC	Jason volunteered to be a second recipient. DL has added the Warden email to the booking form recipients COMPLETED
C/F 13 Cave Fest	DM	Dan to give the committee more detail at the next meeting. MCG will no longer be asked to get involved with any of the event organisation as Dan and his team can now manage. The Festival team will promote the club for accommodation. COMPLETED
C/F 14 Editor – committee post	BC	ACTION: Bill to contact DC re resignation. COMPLETED
C/F 15 John Crowsley training weekend	JK	JK to advertise on fb and google groups COMPLETED

Membership Changes:

1. New Probationary Member approvals:

The following were approved as Probationary members by an email resolution amongst the trustees during the week commencing 28th Nov 2022.

Alexander	Atkinson
Edward	Ford
Vicki	Peters
Kat	Rosier

All approved by the Committee, apart from Vicki Peters as it appears she has not paid.

ACTION Can ME confirm about Vicki with TH

2. New full Member approvals:

None

New Agenda Items

1. Consider our position on an upcoming update to our cottage's rateable value. Existing valuation info below (I believe the 30 in the table below is measured in units of beds, not square metres):

Nordrach Cottage, Charterhouse, Blagdon, Bristol, BS40 7XW

Similar properties

Local council	Mendip
Local council reference	815702721000

These properties are all in the same 2017 valuation scheme (group of properties with similar values and/or sizes).

Address	Description	Total area m ² /unit	Rateable value
Cerberus Spelaological Society, Fosse Road, Oakhill, Radstock, BA3 5HU	Hostel and premises	30	£15,750
Nordrach Cottage, Charterhouse, Blagdon, Bristol, BS40 7XW	Hostel and premises	30	£15,250
Wessex Cave Club Upper Pitts Eastwater Lane, Priddy, Wells, Somerset, BA5 3AX	Hostel and premises	15	£7,800
Outdoor Activities Centre, Charterhouse-on-mendip, Blagdon, Bristol, BS40 7XR	Hostel and premises	44	£10,750
Yha Cheddar, Hillfield, Cheddar, Somerset, BS27 3HN	Hostel and premises	59	£11,750
The Mineries St Cuthberts Lead Works, Wells Road, Priddy, Wells, Somerset, BA5 3AZ	Hostel and premises	12	£1,900

You will find the above info here <https://www.tax.service.gov.uk/business-rates-find/valuations/17038217000/similar?valuationSchemeReference=364083&page=1&pageSize=15>

From 1 April 2023 our rateable value is expected to reduce to £10,000 see here

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/858222000>

I believe that we received more substantial Covid Grants than some other Mendip clubs due to our higher rateable value. I propose that we quietly accept the new 2023 valuation, alternatively, we might ask if we should come under Climbing Huts and Bothies here

<https://www.gov.uk/guidance/rating-manual-section-6-part-3-valuation-of-all-property-classes/section-515-hostels-outdoor-activity-centres-and-religious-retreats>

The Committee decided that this issue was quite complicated, and as the Rates for 2023 would be about 2/3 of the 2022 rate, it would be sensible to let this ride, and perhaps review for the 2024 rates

COMPLETED

ACTION	WHO	NOTES
2. Consider adding to the CIO rules (and website) that parties staying at the cottage with a dog must include an MCG member	BC	This Item quickly moved to vote- PROPOSAL : parties staying at the cottage with a dog must include an MCG member FOR – 6 AGAINST – 0 ABSTENTIONS – 1 Motion Carried
3. Consider Steve Porter's offer of paying £200 towards the solicitor's fees for transfer of the cottage	BC	Covered in C/F 8 above
4. What to do about the Editor vacancy. Two existing trustees have indicated a willingness to switch to this role, but that would mean finding replacements for them.	BC	Tom and Dan would be happy to be Editor if a replacement for their posts could be found. ACTION Contact Richard Carey to see if he would be willing to take on the role again. Make members aware of the vacancy through FB and Google posts
5. Hayley Clark has announced that she will not stand as C&A Officer for 2023/2024. Should this continue as a separate role or should it perhaps be handled by one of the trustees?	BC	Tom Harrison is already Treasurer of this Group, and kindly volunteered to take on this additional role. The Committee expressed their thanks. COMPLETED
6. Should we find an MCG member to volunteer for the OFD Cave Advisory Group? – Nicola Pearce had represented MCG but has indicated that she will not be re-joining MCG for 2023.	BC	ACTION DL to ask Michael Perryman
7. Wookey Hole Warden – Nick Thorne has put himself forward		As there were more application from clubs than vacancies for this post, Nick did not get on the Warden list. COMPLETED
8. Should there should be a minimum fee of e.g. 4 beds for midweek winter guest bookings to better cover heating costs?	BC	The Committee felt that this would be better dealt with at the next AGM, and no action needed to be taken now. ACTION DL to add to the 30.23 AGFM Agenda
9. Xmas dinner finances	JM	There will be circa £200 profit on tis years dinner. Figures to be confirmed. ACTION JM to submit receipts to TH

AOB

1. JM: AGM Dinner confirmed as 1st April 2023.

ACTION Jackie to enquire at The Castle Of Comfort about hosting. Speaker suggestions requested.

2. One visitor group failed to find the vacuum and cleaning materials

ACTION DL tp make a sign for the cleaning cupboard.

3. TH to look at changing the Club current account from HSBC to the Starling Bank as there is no monthly fee, and cash can be paid in at any post office.

Remaining AGM 2021 Rolling Agenda Items:

66.5	CROW	Ed: Caves like UF, and in fact all caves with special access and conservation issues, may need a Section 26 Application. We need to be ready to act quickly: ACTION: Committee to liaise with Graham Price. Possible info from Dave Rose, BCA CROW co-ordinator. Report back to next AGM
9.6	Tim Francis	ACTION: Send the under 18s question back to the Committee for further consideration of implications
9.8	Proposed Ben Cooper 2nd Tim Francis	PROPOSAL: The Committee set up a working party to work out a constitution change that would allow under 18's to join the CIO, and to present all necessary and clear information to an EGM 16 – for 1 – against 2- abstentions Motion Passed ACTION: As Above

2023 AGM agenda items

1. Should there be a minimum bednight fee of e.g. 4 beds for midweek winter guest bookings to better cover heating costs?

The meeting closed at 21.20

Minutes David Lossi