

Alley Steering Group meeting - minutes

26th February 2018 at Rock House

Attendance

Margaret Sheehy	MSL Projects (Rock House tenant)
Jess Steele	WRNV and Heart of Hastings Community Land Trust
James Leathers	Heart of Hastings Community Land Trust
Sam Kinch	Heart of Hastings Community Land Trust
John Brunton	WRNV
Bob Thust	Practical Governance
Ellie Mason	The Printworks
Kristy Byrne	Library
Lisa Finch	Project Art Works
Kevin Reynolds	Lynfordes
Sam Cusdon	Lynfordes
Ralph Forte	Freeholder number 7 Claremont

Apologies

Jamie Avra	Observer building
Paul Koopmans	Observer building
Stephen Joyce	Capital Estates
Lorna Lloyd	The Printworks
Mike Hancock	Freeholder number 11 Claremont
Roger Flack	B and T music
Paddy Piggot	Rose Cottage
Richard Moore	Number 10 Claremont
Dave Jarvis	Number 4 Claremont
Paul Calland	Number 8 Claremont
Jane Bruce	Radiator Arts

Introductions

It was explained that the minutes of the last meeting were not available due to staff sickness.

Forming the Steering Group

BT presented a draft of the Alley Constitution. It was suggested and agreed that there should be 10 to 12 members of the Steering Group, a maximum of 1 per organisation. Non members of the group can attend and meetings will always be held openly.

Non members will be kept up to date.

The confirmed starting members for the Steering Group were agreed as follows:

- Jess Steele
- Ellie Mason
- Sam Finch
- Kristy Byrne
- Kevin Reynolds
- John Brunton
- Margaret Sheehy
- John Harper
- Bob Thust (current Secretary until further notice)

Some other organisations may come forward for election in future, or from the wider group as per the constitution agreed.

Some amendments were proposed to the constitution:

- To clarify no contribution requested from freeholders
- To include a process for withdrawing from the agreement
- To provide more notice for main steering group meetings
- To clarify that no decisions will be taken by the group that materially impact the current business operations of freeholders and tenants adjacent to the alley

Capital Estates have said they oppose the steering group and its aims. JS pointed out that freehold document does not reference Capital Estates as having any rights or responsibilities over the alley. BT will explore legal advice and get back in touch with Capital Estates on this matter.

The library is now on board and requests that at least 2 weeks' notice is given for meetings and we move towards day time meetings to assist those who work away from Hastings. The Library was concerned about existing uses of the alley being impacted, like placement of the bins but BT reassured any existing use of the alley will not be impacted.

JS explained the urgency of establishing the group with freeholder agreement as works to the alley have to be completed this time next year in order to draw on the funding. JS cautioned that there are only 6 weeks remaining to get freeholders on board before the funder (WRNV) withdraws the offer of money to the Steering Group and proceeds to honour the freehold document which says "...keeping the said area in good order and condition and also making the said road so far as the same adjoins the said piece of land..so to be and at all times thereafter keeping the said road to the extent aforesaid in repair"

Events Protocol

MS presented a draft Events Protocol which will be circulated to stakeholders. MS would welcome comments about the document and any feedback about future events stakeholders might be planning.

It was agreed it would be useful to have an Events Calendar.

We would look to start creating a calendar from the next meeting and agree how to take forward the detailed protocol creation when we had greater clarity on funding environment.

Date of next meeting: 11am, Monday 26th March 2018 at Rock House