

## The City of Winchester Trust Ltd

### MINUTES OF THE ANNUAL GENERAL MEETING Held at the University of Winchester On Monday 26 September 2016

#### Opening welcome and apologies

Keith Leaman (Chairman) welcomed Members and invited guests, including the Deputy Mayor of Winchester Cllr David McLean, the Deputy Mayoress, Mrs Diane McClean, Professor Joy Carter, Trust President, and Vice Chancellor of Winchester University, Sir Donald Insall, our Vice President, and our speaker, Freddie Gick. A list of Members present and apologies received is available on request from the Secretary.

#### Welcome by Professor Joy Carter, President of the City of Winchester Trust

Professor Joy Carter first, thank you to our Chairman who does a fantastic job on behalf of the Trust, also his colleagues; pleasure and privilege. Secondly, thank you for your interest, thank you for only works because enough of you join up and actively participate. Thirdly, about the University. Privilege to be in such a wonderful city in touch with the Trust and we do listen and if necessary modify, always challenge and new buildings new things that fit with the old and trying hard to get it right.

Particularly proud of is refurbishing our chapel, everyone who wants to look you are invited to do so if it is open. Lot of money and thought restore to original design and new and lovely features. Really beautiful so please do have a look.

Plan for the future? Brand new development on the Romsey Road next to our West Downs school and has got to be sympathetic next to the grade two listed building; circular sangan look therefore plus space for sorts. Learning library. Sitting in touch about the designs which we are still working on important for the city as it will come right down to the Romsey Road. Beautiful introduction to the City.

Leisure centre in partnership with the City Centre ..... and into Bar End.

Lots of maintenance and refurbishment once West Downs in place.

Thank you for staying in touch with us and thank you for being here tonight, and all the Trust does going forward.

#### Minutes of the last Annual General Meeting held on 28 September 2015

Copies of the minutes were available at the meeting. The recommendation to approve the minutes as a true and accurate record of proceedings was proposed by John Stanning (Trust Council Member) and seconded by Sir Donald Insall (Vice President). The recommendation was carried unanimously.

#### Report and Accounts for the Financial Year ended 31<sup>st</sup> March 2016

- **Chairman's Report (Keith Leaman)**

The Chairman addressed all present and said, as most of you will have seen from my Annual Report, there are a number of people who undertake a great deal of work for the Trust. I and all of us on the Trust Council, are most grateful to them for their valuable contributions, and in many cases, without their work we could not operate.

Following the recent Heritage Open Days, a national event which was contributed to by Winchester, I would like to thank our two secretaries, Mollie and Janet, for their sterling work in the clearing and preparing the Heritage Centre ready for an exhibition of drawings, some of which we have hung in the foyer. Without their input, we would not have achieved the successful event that we did.

Paul Williams master-minded a very successful series of interesting walks around Winchester and is now organising next year's perambulations. Iain Patton and Sue Owers are preparing outings of interest further afield, having organised some really fascinating expeditions this year. To all of them, thank you, and to the rest of you if you don't already do so, please come and join the walks and outings.

As most of you will know by now, Robin Freeman died recently. We will miss him, his wise architectural advice, his encyclopedic knowledge of Winchester buildings, but most of all just him and his calm, cheerful outlook on life.

Sadly we also have to report the death of Norman Roberts, an architect, who had worked for Hampshire County Council. He was a member of the Trust for many years and involved himself with our Chippendale venture for children, as well as helping with the Design Award Scheme, which, together with his wife Anne, he organised in 2007. He also worked on planning applications with PAG.

Now the Trust Award scheme. We ran our scheme last year and we only had one worthy scheme out of several applicants, which was by T2 Architects. It was for a housing scheme that then went on to win an award presented at Portcullis House by Civic Voice. Congratulations to them, but the award given by Civic Voice was for a housing category for schemes up and down the country and again this was the only entry the judge could find worthy of receiving an award in this category. How disappointing that on the whole, mass housing scheme design is so weak, particularly when it must be one of the most common building types. Housing developers have a lot to answer for and we have to absorb 4000 of their creations in the Winchester area!

You will no doubt be aware of the Station Approach saga, and that the two final competitors were not successful with their proposals. In our opinion, the brief made demands on both sites that could not be accommodated without placing far too much pressure on each site, creating a density that we considered was unacceptable. Fundamental to the scheme's weaknesses were two floors of car parking. It seems to us obvious that before you prepare a brief, research should be undertaken to try and understand vehicle movement within an overall strategic plan philosophy, not just for the Station area, but for the whole of the City.

Whatever you do at the Station ricochets around the whole of the City. The same applies to Silver Hill, Barton Farm, and the possible new Recreation Centre and Winchester's future as an attraction to both shops and visitors. It seems to us difficult to develop anything of quality without sorting the basics. Until recently, neither authority has taken up the challenge. We do understand, however, that the County are in the process of undertaking a traffic report.

The Heritage Open Days were organised in Winchester by a brave Nicky Gottlieb who managed what turned out to be a well attended, first class, enjoyable four days of interesting, sometimes, surprising historic tours of buildings, many seldom open to the general public. Heritage Open Days are a national event, held on the same dates throughout the country. We opened the Heritage Centre to the public, our attraction being a display of paintings and drawings of Winchester by Andrew Rutter and John Bulford. This was well attended with over 200 people passing through our door.

Now for a problem we have not considered for 15 years, the annual subscription. At present it is £10 with family membership being £15. The Trust has made a deficit for the last four years and cannot rely on investment returns in the current financial climate to increase its income. The cost of postage for the Trust News and the Annual Report now amounts to over 50% of our income. We are therefore often limited in asking for expert opinions on planning, traffic, legal matters etc. The Trust's current subscription rates are below average when compared with other civic societies and other membership bodies. So we have decided on an increase of £10 per year to £20, with family membership increasing from £15 to £30. I can assure you this decision has not been taken lightly.

Finally I should like to thank Nick Gibbins for his excellent work in preparing this year's financial statement. Rodney Morgan-Giles has volunteered to present the statement on behalf of Nick, so thank you, Rodney, and over to you.

- **Treasurer's Report (Rodney Morgan-Giles for Nick Gibbins)**

The accounts for the year ended 31 March 2016 have been circulated in the Annual Report and Accounts 2016, including the Statement of Financial Activities, the Balance Sheet and supporting notes.

The Statement of Financial Activities summarises how the Trust's overall funds have changed during the year. This is a combination of the operating deficit for the year, ironically described as Net Incoming Resources, which was in deficit by £4,157 and changes in the value of the Trust's investments, which fell by £9,105. Overall, therefore, the value of the Trust's assets fell by £13,262 in the year, almost exactly cancelling out the increase in the Trust's assets reported last year.

The Trust has in fact incurred an operating deficit in three of the last four years and its operating income, though sufficient to cover its regular ongoing expenses, leaves little margin for new projects or for unexpected events. The deficit last year arose principally because of the costs incurred in maintenance and improvements to the flat at 30A Upper Brook Street following a change of tenancy. These have increased the rental value significantly but in the short term have resulted in higher management costs and a loss of rental income during the work. The Trust has built up reserves in previous years and can afford to finance modest deficits in the short term but we need to take steps to avoid incurring continuing deficits into the future, and this explains the proposal to increase membership subscriptions next year.

The Balance Sheet shows that the Trust's financial position remains strong despite last year's deficit, with assets valued at over £686,000 including the leasehold property at Upper Brook St, valued at £475,000. However, the Trust's assets provide the majority of the Trust's income, some 73% last year, so these assets are not simply to provide a reserve.

The Trust's working capital has been reduced during 2015/2016 as it was employed both to meet the operating deficit and to finance the capital expenditure incurred on the let property.

The value of the Trust's financial investments fell from £184,118 to £175,020 during last year. The majority of these investments are equity based with a view to increasing asset values in the longer term. However, this does mean that the Trust is exposed to greater volatility in the short term. During the current year equities have done better, so that currently the Trust's investments are worth about 10% more than shown in March.

I'd like to finish by offering particular thanks to all those members, including Trustees, who have contributed their time and expertise towards generating the Trust's income, and to the University of Winchester for the use of this theatre.

In conclusion, I would like to assure you that Nick may be abroad but he hasn't taken our reserves with him so I would like to recommend that the Report and Accounts be adopted.

#### Adoption of Annual Report and Accounts

The Annual Report and Accounts 2016 are presented to members for adoption, the accounts having been approved by the Council at its July meeting.

This was proposed by Iain Patton (Trust Council Member) and seconded by Antony Skinner (Member). The recommendation was carried unanimously.

#### **Election of Independent Examiners**

The Treasurer recommended that Butler & Co be elected as the Trust's Independent Examiners for the financial year 2015-2016 and that the Council be authorised to set their remuneration.

This was proposed by Antony Proudman (Trust Council Member) and seconded by Sue Owers (Trust Council Member). The recommendation was carried unanimously.

#### **Retirement of Trustees**

Thanks were expressed to Nick McPherson and Antony Proudman for their long and valuable service to the Trust. The Deputy Mayor Cllr Jane Rutter presented both Members with tokens of thanks for their work and support over the years.

#### **Election of Trustees**

Trustees retiring by rotation and offering themselves for re-election:

Mrs Shione Carden, Mr Patrick Davies, Mrs Judith Rich, Mr Peter Radcliffe

This was proposed by Chris Higgins (Trust Member) and seconded by Lady Angela Stansfield Smith (Trust Member). The recommendation was carried unanimously, and the Chairman thanked them for their continuing support and contribution to the Trust.

#### **Co-opted Trustees standing for election**

Mr Nick Gibbins, Mr Rodney Morgan-Giles and Dr Mary Tiles, having been co-opted as Trustees during 2015, were standing for election.

This was proposed by Shione Carden (Trust Council Member) and seconded by Peter Radcliffe (Trust Council Member). The recommendation was carried unanimously.

#### **Presentation by Ben Hamilton-Baillie**

The Chairman introduced Ben Hamilton-Baillie, the founding director of Hamilton-Baillie Associates, a small consultancy in Bristol specialising in street design and traffic in towns. Mr Hamilton-Baillie delighted and enthused the audience with his thought-provoking presentation on "Improving Traffic/Pedestrian Movement in Cities" which included some observations on Winchester's streets. He then invited questions from the audience, though there was not time to answer them all!

Topics raised included confusion in Sloane Square where there was a small section of shared space; the fact that improving traffic flow had helped with the letting of shops; that slower vehicle speeds had improved air quality; that it was important to decide what sort of streets you wanted, and then to work out how to move from the present situation to where you want to be; a lot of development brings problems but also opportunities.

Iain Patton brought the discussion to a close, saying the Trust would like to persuade the powers that be to have the courage to innovate with Winchester's street design and shared space. Iain thanked Ben Hamilton-Baillie for his ideas, and the humour he had brought to the subject, including the road sign that said "Give Up".

Finally, the Chairman thanked everyone for coming along to the AGM, and especially the Deputy Mayor and Deputy Mayoress of Winchester for representing the Mayoralty.

[The meeting closed at 8.15 pm]