



Stradbroke Parish Council

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27th September 2018

The Stradbroke Trust
Hayfield House
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Sent via email to all Trustees

Dear Trustees

Stradbroke Parish Councillors have had an opportunity to review your letter to the Parish Council dated 7th September 2018. Councillors welcome the Trust's desire for openness and willingness to share information and all councillors appreciate the work carried out by the volunteers. Councillors also note and welcome the Trust's offer to clarify any matters that might arise from your letter.

As your letter will be an agenda item at the October Parish Council meeting, Councillors have asked me to write to you seeking clarification on some aspects of your letter that they would like more information about.

Councillors have raised questions that seem to fall into three main areas;

- a. 1996 to end of initial loan period,
- b. expenditure since 2008, and
- c. other matters including future projects.

1996 to end of initial loan period

- 1) As the accounts for the Trust show a build cost of £139,676.39, please would the Trust provide a breakdown of the £200,000 stated in your letter as the cost of the building, finance costs and professional services.
- 2) In his booklet concerning the community centre site Mr Jenkins states that the initial costs were funded by:
 - i) £32,000 from village donations
 - ii) £25,000 from the NHS
 - iii) £11,900 from the Rural Development Fund
 - iv) Loan

Councillors would like to know what was the total loan taken out in 1996 and was there any other funding obtained? Could you confirm the date that the loan was discharged? The Trust has quoted two dates for this which vary by 2 years.

- 3) How much rent was received by the Trust from the NHS during the initial 11 year period?
- 4) What were the costs of maintenance and repairs during the first 11 years starting from 1996?
- 5) Were any upgrades made to the Health Centre during this time and, if so, what were they and what were the costs involved?

Expenditure since 2008

- 6) Your letter states that over the last 11 years the total NHS rent received by the Trust is £120,000. From information available Councillors have assumed the following annual breakdown:

to April 2009	£9,700.00 (as per supplemental lease dated 2007)
to April 2010	£10,806.75 }
to April 2011	£10,464.00 }
to April 2012	£11,336.00 }
to April 2013	£10,464.00 } as per accounts
to April 2014	£14,890.47 }
to April 2015	£12,600.00 }
to April 2016	£14,127.93 }
to April 2017	£13,632.00 (estimated)
to April 2018	£13,632.00 (estimated)
from Apr 18 to date	unknown

Total to end of April 2018 £121,653.15

Please could you confirm that these figures are correct and also what the current NHS rental figure is?

- 7) Your letter explains that £45,000 has been spent over the past 11 years on costs associated with surgery. Please would the Trust provide a breakdown of what these costs were and in which year the expenditure was incurred?
- 8) Councillors are interested to know how the projects listed in your letter were selected for support.
- 9) Councillors have noted that the Trust contributed a total of £13,500 to the playing field drainage project, with £10,000 coming from a bequest and the balance from donations collected in the village; yet the **total** cost of this project was included in your calculations. Please can you supply the figures for the Trust's **actual** contributions to **each** of the projects listed as well as the total cost of the project?

- 10) Please can you identify the amount of money from each of the following areas that make up the Trust's contributions to the projects you list as having supported:
- i) Rental income: £75,000 (as per your letter)
 - ii) Grants:
 - iii) Donations:
 - iv) Bequests:
 - v) Loans:
- 11) Could you confirm if any additional funds have been donated to support the ongoing maintenance of any or all of the projects listed?
- 12) Please would you share with councillors the calculation used to support the statement "support/implement projects to a value of around £280,000 ie 4 times our net rental income".

Other matters

- 13) What ideas and/or plans do the Trustees have for future projects?
- 14) What is the Trust's policy and/or criteria for choosing and financing a project? What process does a potential partner need to follow to be considered?
- 15) Given your statement concerning depletion of funds due to converting to a CIO and rent increases, Councillors would like to know how does the Trust intend to finance future projects?
- 16) Will the Trust agree to publish their full accounts at the Annual Parish Meeting alongside those of the Parish Council?

A written response by 5th October at the latest would be appreciated as this allows Councillors to review the information provided prior to the meeting the following Monday.

Yours sincerely

Odile Wladon

Miss Odile Wladon
Clerk to the Council