

The Stradbroke Trust

Trustees: Peter Smith (Chairman), Roger Turkington, Stuart Crane (Treasurer), Mike Grigg
and Jane Merritt (Secretary).

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Registered No. 1165750

September 7th 2018

Dear Parish Councillor,

We have been advised that some Councillors do not know the history of The Stradbroke Trust or how we use the rent received from the NHS. We are not secretive about this and regularly place articles in the Stradbroke Monthly saying what we have done but for the benefit of those that are not necessarily aware of what we do, we are writing to you with a summary.

The Stradbroke Charitable Trust (formerly known as the Stradbroke Health Trust) was set up in 1995, with five Trustees - its principle aim being the building of the Stradbroke Medical Centre, for the benefit of the residents of Stradbroke and the surrounding villages. Money was raised to complete the Surgery through very generous donations from Stradbroke residents and a substantial mortgage, for which the original trustees had to give personal guarantees to the bank. The cost of this building together with finance costs and professional services was approximately £200,000. Once the mortgage was paid off in 2006 the 'peppercorn' rent of £1 pa paid to the PC for the land, was increased to £50 pa and then increased to £1200 pa in 2016.

The primary responsibility of The Trust is to maintain and insure the building and respond to any changing needs of the surgery. The Trust has improved the Surgery by upgrading the parking area and repainting signage, creating an additional consulting room, installing Air Conditioning, upgrading and securing the Dispensary, installing Automatic-opening doors to the front and a secure door to the rear. On a day to day basis essential repairs are carried out voluntarily by Trustees, or local professionals are asked if the job is too great. Trustees are often asked to attend a problem at a moment's notice (blocked toilets, leaks, electrical problems) and always resolve these as soon as possible. The total cost of these improvements and maintenance is approximately £45,000 to date.

Prior to the mortgage being paid off, The Trust was able to support a number of smaller projects, but in the last 11 years we have been able to use surplus income to greater effect, not by simply giving out grants to various groups and good causes, but working up and implementing substantial projects with the support of other groups in many cases and financial support from grant making bodies. The **total** cost of these major projects is given below:

Outdoor Fitness Track and Exercise Equipment	£18,000
Drainage of Playing Field	£58,000
Purchase of 6-acre field and creation of allotments and community garden	£91,000
Building of Community Store on Playing Field	£14,000
Permissive path the Stradbroke Cemetery and 2 bridges	£23,000
Stradbroke High School M.U.G.A (multi-use games area)	£63,000
Wilby School 'Quiet Garden'	£10,000
Total	£277,000

Smaller projects have included donations to the Fressingfield Scouts, Guides, Rainbows, Good Neighbours, Seckford Trust and others - total expenditure circa £3,000. These organisations are supported by and support residents both in Stradbroke and the surrounding Parishes.

Our total rental income over the last 11 years is approximately £120,000, taking out the costs associated with the surgery, leaves us with around £75,000 to put to good use in our community. As can be seen from the figures above we have actually been able support and/or implement projects to a value of around £280,000 i.e. 4 times our net rental income. This has only been possible thanks to the many generous donations and legacies the Trust receives from villagers and our ability secure grant income from various bodies. All Trustees are volunteers and our administration costs are virtually zero as Trustees do not claim expenses.

The substantial costs incurred in transferring to a CIO together with the recent increase for the land and some large expenditure on the surgery, has somewhat limited our ability to go ahead with another major project until our funds have increased.

We hope this gives Parish Councillors a better understanding of how The Stradbroke Trust was formed and how it distributes funding for the benefit of all. If any Councillors have a query or would like to know more we are more than happy to discuss and/or meet with them.

Kind regards

The Stradbroke Trust