
NYCE Nailsworth Youth Community Enterprise

Registered Charity No: 301581
Nailsworth Subscription Rooms Bath Road Nailsworth GL6 0HH

NYCE AGM December 4th 2008

Chair's Report

This has been another exciting & constructive year for NYCE.

The Management Committee met formally on 13 separate occasions and enjoyed many lively and, sometimes, lengthy debates.

Strategic Work

The **Feasibility Study** was finally completed by the research team and presented to the Committee.

The Report found a sense of unease among some native residents of the town at the impact of the arrival of so many "outsiders" to the town.

It also showed that some young people were quite alienated.

And it disclosed that many people saw our building (the Subscription Rooms) as a predominately youth centred facility.

Our grateful thanks go to Betsy Vincent & Sarah Blowers - our skilful & passionate research team.

The above study led to the creation of a **Business Plan** that was formally adopted by the Committee on September 25th.

In a nutshell the Plan foresees the provision of:-

- a range of contemporary apprenticeship programmes
- assistance for start-up (young people's) enterprise activities
- provision of space and modest support for self-initiated programmes or events, especially when youth focussed
- mentoring opportunities to help empower these young people.

It also anticipated that young people will be involved or in control at every stage of the process.

The Plan presents the barebones of what is imagined – much of the programme will develop from the involvement of others.

We expect that – apart from a limited core programme - most of the activities will be delivered (on our behalf) by other commercial, public and private sector providers.

The Plan envisages that NYCE will have a sound financial base to support the revenue costs for the Building and its core programme. This will be achieved by creating a **Mixed Economy** based on:-

- Rental Income
- Project Grant Funding
- Self-Generated Income from events and programmes.

It will also seek to create an Endowment to facilitate appropriate activities.

Alongside this programme of activities the charity will refurbish its landmark premises & site.

The Plan presents an exciting new use for this "community" building.

It is a plan that enables us to meet our charitable objects and will – we hope - bring important benefits to some of our disaffected young people. As a consequence it should also lead to a better sense of social cohesion in the community.

It is a Plan for its time with its emphasis on youth empowerment & modern apprenticeships.

A big thank you goes to Betsy Vincent who masterminded our inspiring & thorough Business Plan and who also initiated the “enterprise” described below. Betsy continues to be very committed to our work.

Both the above reports are powerful documents for our revival:-

- They establish needs in the community that we can seek to meet within the context of our charitable objects
- They are a road map for our development & work in the immediate future
- They are important sources of evidence, intent & strategy for would-be funders
- They clearly demonstrate the professionalism & serious approach of the charity

Our first “enterprise” was planned to be a **Masonry Apprenticeship Programme (MAP)** offered by an experienced & skilled stonemason Richard Waite. Richard is passionate about our local stone heritage and his programme was intended to help local disadvantaged young people to work through an apprenticeship and to gain a qualification whilst at the same time helping to maintain the local architecture. The scheme was intended to be a self-funding initiative, and would draw in skills from other sources.

The Committee saw a synergy between Richard’s plans and those of NYCE:-

- NYCE would benefit from the experience of facilitating this first programme of activities
- the scheme would be the start of our meeting our charitable objects (at no cost to NYCE)
- MAP’s activities would include some items of refurbishment of the building
- the endeavour would put NYCE on the “apprenticeship provider” map
- and that the programme would be a modest source of revenue.

Regrettably, after some 6 months of negotiation the proposed partnership collapsed and we are now actively seeking alternative programmes.

In anticipation of our building’s refurbishment programme we undertook a **Measured Survey** and a **Dilapidation survey**. The latter has resulted in the creation of an initial **Draft Refurbishment Programme**, of which more later.

The Measured Survey enabled us to commission a set of **Architect’s Designs** for the future development of the building and premises. **David Austin** produced 3 exciting sets of plans for different scenarios in line with the requirements of our Business Plan. David’s plans have been “put on the back boiler” for now whilst we further clarify our needs & intentions.

David Smith has kindly produced a (yet to be published) **Fire Safety Risk Assessment** for the premises. We would like to thank David for his work on this and on the recent clean up operations.

The **Legal Basis** of the charity has continued to exercise our attention for the past 12 months – especially the issue of the property ownership, our relationship with the national association (Clubs for Young People) & our governing documents (trust deed & constitution). Following recent approaches to a lawyer recommended by Barbara Pond of the Gloucestershire Rural Communities Council (GRCC) **and** also an encouraging email exchange with support staff at the Charity Commission I believe we have every right to expect a favourable outcome to this situation in the New Year.

We believe that our planned activities represent an evolution from activities that have taken place on the premises for the past 48 years. Nonetheless we still await an opinion from the District Council as to our **Established & Permitted Uses**. Thank you to Les Haines for your support in producing such a comprehensive history of activities in the building in support of our request to the Council.

NYCE will need **Grant Funding** to undertake its capital programme and – at the start at least – to fund some of its ongoing & development costs. Funds are more difficult to obtain in the current climate (and with competition from the impending Olympics) so it is to be hoped that we may be able obtain some funds from the new **Nailsworth Bequest Fund** for which applications have recently been invited.

Nailsworth Tennis Club’s lease expires January 31st 2010. The Committee have had an exploratory meeting with the Club and we will embark on negotiations this month.

People

The Managing Committee is strong & capable and benefits from a wide range of expertise.

We lost Gordon Pearce this year as a Committee member. His valuable contributions to our meetings & work are missed although he still helps in any way he can.

We have been pleased to welcome the following co-opted members in the year:-

Deirdre Lister – a practising accountant who has knocked our accounts into good shape!
 Jane Butler - who has taken on the important Secretary's role and will help draft funding applications.
 John Rowley - who has considerable business & strategy experience.
 Gail Smith – who trades in the town & is passionate about the charity & the building.

We have also appointed a Development Manager to help move our Business Plan forward. We are pleased to welcome Camilla Chandler in this capacity for an initial term of 3 months.

I would like to thank Les Haines & Fern Bratby for undertaking the Secretary's role before Jane Butler joined us.

Many other people have been encouraging & helpful to us – too many to mention, although I would just like to thank Elin Tattersall & Barbara Pond of the GRCC for their support and constructive criticism.

GRCC is the first of many partnerships we seek to make over the coming year.

Activities

The building is starting to get used more.

The following (revenue generating) activities took place this year:-

- The Fairgame Theatre Company staged an exciting stage combat experience called Knife Point for a group of young people "at risk" in Gloucestershire. This proved to be very successful. The boys were generally very committed to the project - one of the boys even wrote a play regarding two sons, one of whom kills the other in jealousy in order to gain their father's attention.
- Fairgame also employed the Old Members' Bar as an emergency rehearsal space.
- Cards for Good Causes had a successful season again.
- Adam Morrigan brought his amazing Slice of Life art exhibition to the building. This was well attended and introduced many people to the potential of the building.
- The Tennis Club continue to use the 2 courts.
- The badminton group continue to use the hall once a week.
- The garage has just been let for storage.
- And a private party was recently held on the premises
- The Newmarket Valley Residents' Association held some of its public meetings in the main hall

Activities planned for next year include:-

- An art / drama installation called Transformation.
- A 2 week Art show by local young artists, provisionally entitled "Idle Hands", in March.

The Building

What a change to the appearance of the building this year!

The damaged main window has been replaced and the forecourt has been re-surfaced. Parking posts have been installed (and all the parking spaces have now been let!). Thanks to Richard Williams-Allen for your generous help with this work.

The gutters have been cleared and the toilets smartened up.

Hedges have been trimmed and the land around the building has started to be tidied up.

The garage roof is now watertight and most of the accumulated junk has been taken to the tip – as has much of the old gym equipment.

These activities have helped improve the building's public image and may help in funding locally. The building is more usable & lettable. And our insurance premium has been reduced!

Thanks to all those who have been involved in this and who joined the recent "clean up" work party.

I have already thanked them privately but I must say a particular "thank you" to John & Fern Bratby for their commitment & time to complete all this work; also to Gail Smith.

One of the first projects for the New Year will be to translate the **Draft Refurbishment Programme** into a workable timetable & to apply for capital grant funding (including from the **Nailsworth Bequest Fund**).

The Year Ahead

Next year should be an exciting one for us and we can hope to achieve the following:-

- More revenue generating activities in the building
- The start of programmes of activities in line with our Business Plan
- More involvement & interaction with local young people, the community & strategic partners
- A Fundraising programme
- More refurbishment of the building
- The development of procedures and the increasing professionalization of the charity
- The resolution of the issues of the property title and our governing documents
- Website & marketing
- We will look to improve our networking with other community groups, the wider community, Town and District Councils; to look for opportunities for partnership working ; and to generally promote the concept of having useful accessible building / fit for purpose in the heart of the town.

In Conclusion and Appreciation

I'd like to thank all the many people who have helped us move forward this year and who have helped make the year one of such major progress.

In particular I'd like to thank the committee for their undying commitment & support.

I'd also like to thank the Committee for their thoughtful & valued contributions to our lively debates.

The successes of this year are the result of active & committed teamwork – in particular by the Management Committee.

My thanks to all involved.

Mike Conroy

Chair 2007 - 2008