

Meeting Notes – 5 March 2026

Present: P Hibberts, N Pimlott, I Harrison, N Hutchings, E Benson. C Place

1. Review of Solicitor Notes

- a. Meeting notes with the Parish Council's solicitor were reviewed and key points discussed
- b. Agreed that IH to ask the solicitors about the possibility of creating 2 future leases from the PC (MRCC and CBS) with a view to simplifying the legal new build process.

2. Plans and Visuals

- a. NH has produced the initial modular building plans.
- b. Additional visuals are required to clearly present the project.
- c. NH has requested payment for his work and CGI visuals with a view to being produced to support presentations.

3. Engagement and Public Interest

- a. A public consultation sessions will be organised to present the plans and visuals. Emma, Nigel and Peter to develop initial plan for this
- b. Discussion of an open day to reignite community interest in the project.
- c. Pop-up cafés to be used to build engagement and awareness.
- d. Methodist Church may potentially fund the pop-up cafés.
- e. Viability and due diligence work to be completed by the summer (start of school holidays?) at the latest. If not done or established, the project will be reviewed.

4. Business Model

- a. Explore approaching an existing community café.
- b. Ask them to review the business plan and consider partnering or operating within the project.
- c. Ian to suggest cafes to approach and EB to explore other potential outlets for help

5. Financial Contributions

- a. Parish Council to provide funding for the CGI visuals.

b. Further legal costs will need to be considered.

6. Actions

a. CP to also further explore visuals and project

b. IH – Speak with the Parish Council/solicitors regarding Lease arrangements. And Identify 5 cafes re helping with our viability work

c. EB,, PH and NP – Plan and organise an open day and community engagement activities.

d. NP meeting with Misty from Plunkett on 17 March at 6.45 to discuss financial forecasting – others welcome to join