

Risborough & District Model Railway Club

2024 Extraordinary General Meeting

To be held at 10:00 on Sunday 1 September 2024, Oxford Room, Buckinghamshire Railway Centre, Quainton, Bucks HP22 4BY¹

AGENDA

Part 1

1. Introduction and site visit to the Brixton building

Part 2

2. Apologies for absence²
3. Future Club premises - **Discussion and vote**³

Do members agree that:-

- We should continue discussions with Quainton Railway Society (QRS) with a view to establishing the Club in the Brixton building at the Bucks Railway Centre?

- The option of erecting our own building on rented land under the existing Agreement with QRS should continue be kept under review?

4. Conclusion of meeting

Notes:

1. This will be a Public Day; Club members attending the EGM have **free entry**. Please let the Secretary (RoyRDMRC@gmail.com) know if you are planning to attend so your name can be left with the entry desk.

2. Apologies for absence should be advised to the Secretary prior to the start of the meeting. Absent full members may appoint a proxy to speak and vote on their behalf. Members choosing this option should inform the Secretary (RoyRDMRC@gmail.com) of the name of their proxy.

3. All members can participate in the discussion but only full members may vote.

Roy Norton
Secretary R&DMRC

August 2024

New Club premises –Background note

(A) Do members agree that:-

- We should continue discussions with Quainton Railway Society (QRS) with a view to establishing the Club in the Brixton building at the Bucks Railway Centre?

The 'Brixton' building

QRS have recently acquired a lease from the Winwood Trust for land and buildings bordering the Bucks Railway Centre site (immediately behind the Museum). They have offered to make one of the buildings –the Brixton building –available to us.



The QRS proposal is for a 7-year rolling agreement with an annual rent of £4K to include the Brixton building, our current coach (to permanently set-up Aylesbury LNWR) and a PalVan (for storage displaced from the coach). The £4K is all-inclusive except electricity and water which would be paid on metered usage. The agreement would be in the form of a licence to occupy and the rent would be reviewed every 5

years. The £4K annual rent is considered to be affordable from the income generated by the current annual subscription rate.

The Winwood Trust are paying for the Brixton building to be made secure and weatherproof and for basic internal refurbishment including toilet(s).

Attached at Annex 1 are our proposals for the internal layout of the building which also show various illustrations of how the space could be used for Club activities. The works proposal has been discussed with QRS and, at the time of writing, we are waiting to hear the views of the Winwood Trust.

QRS have also agreed that we can install a 32 ' x 10 ' portable building Brixton building which could be used as a workshop and additional working space. These buildings come fully fitted (electrics, heating, lighting, flooring etc.) and cost about £7K delivered (see photos).

It is estimated that the Brixton building could be ready to occupy early next year.

QRS are open to ideas to use other areas of the BRC site, including the Museum and the main reception building, to display layouts –temporarily or permanently.

P h o t o s o f 3 2 ' x 1 0 ' P o r t a b l e b u i l d i n g



(B) Do members agree that:-

- The option of erecting our own building on rented land under the existing Agreement with QRS should continue be kept under review?**

Planning application for new building on leased land

Our plans were recommended for rejection on heritage grounds. The key part of the response from the planner was:-

“ As outlined within the heritage comments , the plan should be amended to ensure the building is more in keeping with the surrounding structures in terms of materials and roof plan, avoiding the overuse of modern synthetic materials such as plastic . ”

In response, we have withdrawn our application. This avoids formal rejection and allows us to submit new plans within 12 months at a reduced planning fee (c. £500 rather than c.£3500). Under the Agreement with Quainton, we have 5 years to submit and gain planning approval. After 5 years the Agreement falls.

In order to gain the best chance of meeting the heritage planner's objectives we would need to pay for pre-application advice from the planner. This costs £579 for a 1-hour meeting (ideally on site) and subsequent written advice. Each additional hour of the planner's time costs £112 .

Any new application would now need a 'heritage statement'. A professional would charge about £800 for this.

And we would also now be subject to the new Net Gain Biodiversity (NGB) provisions. These require our application to include an NGB plan showing how we would increase the existing biodiversity by 10%. A baseline survey and assessment plan costs from £700 (<https://biodiversitynetgainplan.co.uk/>).

Ballpark construction costs based upon timber or steel framed building (size as per our planning application), which might better meet the heritage requirements, are:

Groundworks & foundations	£80,000
Cladding	£40,000
Steelwork	£20,000
TOTAL	£140,000 (+ fitting out costs)

August 2024