Risborough & District Model Railway Club

Trustees' meeting 5 July 2024

Trustees present - Paul Wright, Tim Peacock, Roy Norton, Mick Moignard, Richard Neil and Gary Day; also present Rob Thompson (President)

Apologies: James Aitken

Future Club premises update

1. There was an extensive discussion based around the attached state of play note.

2. The conclusion was:-

- We should suspend work on the planning application. The costs of continuing the application would be significant and the costs of alternative building designs are currently beyond our means. Should the financial situation improve, we could return to the application within the 5-year timescale of our Agreement with QRS.

- Agree in principle to the Brixton building option. Quainton are offering a rolling 7-year agreement for the Brixton building at an annual rent of £4K. The rent also includes the storage coach (to set-up Aylesbury LNWR) and a PalVan (for storage). We will draw up proposals to maximise the space available and then discuss the refurbishment cost sharing with QRS. We will also clarify some details of the rental arrangement.

- Agree to setting-up Aylesbury LNWR in the coach and using the PalVan for storage. Draw-up plans to check fit etc. and create a project team.

- Hold an EGM on 13. September to seek definitive agreement to the proposals. By the EGM we should have plans for the layout of the Brixton building, clarity on outstanding renting details and progress on setting-up Aylesbury LNWR in the coach. (**Update 21 July 2024** – EGM date now 1 September 2024 at Bucks Railway Centre.)

Club events

3. Preparations for the Open Day (13 July), Haddenham exhibition (28 September) and Risex (22 February 2025) were all on track. An exhibition manager or team was still needed for Risex.

4. Workshops – there had been a lot of interest in the DCC workshops. A tree making workshop had been arranged for 3 August and other dates were to be confirmed.

Other business

5. It was agreed that we sign up for The Model Centre (TMC) model railway club discount scheme. This allows model railway clubs to benefit from discounts on products purchased from TMC for club projects (not for individual club members). TMC would also use their social media to promote the club's activities e.g. exhibitions.

6. We had been approached by SAM (Sexual Assault & Abuse Support Service, Buckinghamshire and Milton Keynes https://saassbmk.org.uk/) and asked if we would be interested in a talk for members. It was agreed to find out more before deciding whether to take this forward.

7. Gary referred to his post on the members' Facebook Page asking for details of members' model projects which he could highlight on the Club's social media channels. He noted a comment from Steve Lovett pointing out that not all members were on Facebook and not everything on the Facebook Page was covered in the weekly Club update email.

8. It was agreed that we would remind members about the Facebook Page and how to join; and explain that access was restricted to Club members and it was relatively easy to use – advice was available if needed. Of course, it was ultimately up to members to decide if they wanted to join. We would try to repeat any important comments in the weekly email update.

9. Next meeting 2 August 2024

Roy Norton

Club Secretary

July 2024

New Club premises – state of play (5 July 2024)

(A) 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 design of the proposal would need to 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 objections 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'. Google suggests 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)

(B) 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 Winwood Trust are paying for the Brixton building to be made secure and weatherproof and for basic internal refurbishment including toilet(s). The internals can be customised to suit our needs. The question of how much we would contribute to the

internal refurbishment costs would be for further discussion and depend on our specific design requirements.

The Brixton building could be ready to occupy by the end of this year.

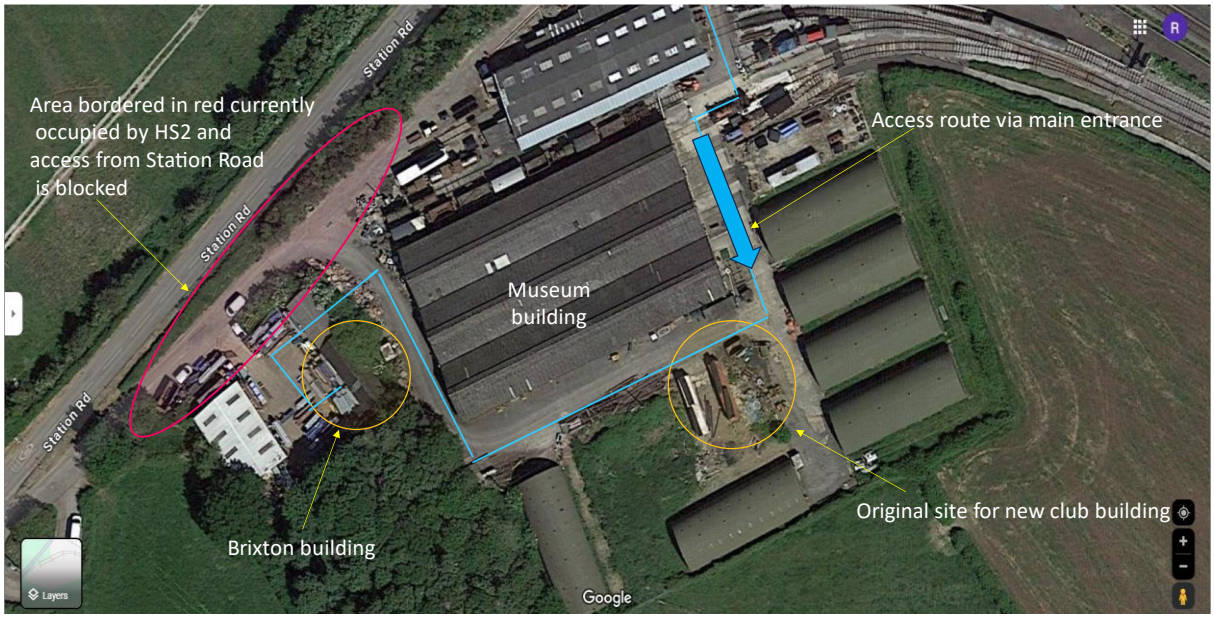
QRS are open to ideas to use other areas of the BRC site, including the Museum and the Rewley Road building, to display layouts – temporarily or permanently.

[Setting-up Aylesbury LNWR in the coach and using the PalVan for storage could be a standalone arrangement – it essentially replaces our current arrangement whereby we pay £1500 for the coach to use as storage.]

For information – the most recent running cost estimates for our own permanent building are attached.

Roy Norton

Location of Brixton building



NEW PREMISES - COST ESTIMATES – As at October 2023

ANNUAL RUNNING COSTS	CURRENT	FORECAST (QUAINTON)			
		WORST CASE	BEST CASE	REALISTIC	ACTUAL
Room hire & storage/Rent	£3420.00	£2,500.00	£2,500.00	£2,500.00	£2,500*
Rates (Based on VO advice/similar organisations)	-	£1509.00	£0.00	£1,509.00	
Rates - Charity Discount**	-	80%	100%	80%	
Electricity	-	£2,400.00	£1,600.00	£2,000.00	
Water (included in hire/rent)	-	£0.00	£0.00	£0.00	
Buildings & Contents Insurance	£391.00	£900.00	£700.00	£800.00	
website	£215.00	£215.00	£215.00	£215.00	
Building maintenance	-	£100.00	£100.00	£100.00	
Burglar Alarm service	-	£200.00	£100.00	£150.00	
TOTAL	**£4026.00**	**£7824.00**	**£5035.00**	**£7274.00**	
COST PER FULL MEMBER (50 MEMBERS)* **		**£157**	**£101**	**£145**	
COST PER FULL MEMBER (45 MEMBERS)* **		**£174**	**£112**	**£162**	
COST PER FULL MEMBER (40 MEMBERS)* **		**£196**	**£126**	**£182**	

Subscriptions: For comparison MKMRC subs = £156 p.a. HWMRC subs = £288 p.a.

* QRS rent reviewed every 5 years in line with CPI (1st review 5 years after new building completion)

** See email below from Bucks CC rating Dept (80% discount on full rate of £7545 is obligatory).

*** Current membership (51 full & Associate) = 45 full member equivalents

Quainton construction costs

PHASE	DESCRIPTION	BUDGET*	FORECAST	ACTUAL
Design	Planning Application	£3,734.50	£2,661.12	
	Survey & Design	£2,134.00	£1,891.00	£1,891.00
	Legal Fees (Lease Agreement)	£2,667.50	£3,660.00	£3,660.00
Construction	Building	£58,685.00		
	Civils	£4,694.80		
	Electricity Connection	£2,347.40		
	Mains Water Connection	£1,173.70		
	Foul Sewerage Connection	£2,347.40		
Fit Out	Furniture	£10,563.30		
	Flooring	INC		
	Light Fittings	INC		
	Partitions	INC		
	Kitchen	INC		
	Toilet	INC		
	Burglar Alarm	INC		
TOTAL		**£88,347.60**	**£8,212.12**	**£5,551.00**
Contingency (10%)		£8,834.76		
GRAND TOTAL		**£97,182.36**	**£8,212.12**	**£5,551.00**

* Budget increased by September 2023 CPI (6.7%) from 2022 benchmark.