

Risborough & District Model Railway Club

Minutes of the 2024 Extraordinary General Meeting held on 1 September 2024 at the Bucks Railway Centre, Quainton

Present: - Rob Thompson (President), Paul Wright (Chairman), Roy Norton (Secretary), James Aitken (Treasurer), other Trustees (Mick Moignard and Richard Neil) and 30 (full and associate) members.

1. The meeting had been called to discuss and vote on the following motion: -

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 (BRC)?

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

2. Discussion was based on the attached note which explained the background to the offer from QRS to rent the Brixton building to the Club and the broad outline of the proposed arrangement. The note also explained that our plans to erect a building on land at BRC were on hold following rejection of our planning application on heritage grounds.

Part 1 – Introduction and visit to the Brixton building

2. **Steve Green** (BRC General Manager) welcomed everyone to Quainton and then led the group to the Brixton building for a site visit. Steve explained that QRS were renting the building from the Winwood Trust who would be paying for the building to be renovated to a level that would allow it to be occupied. This included structural repairs, insulation, weatherproofing, toilets, heating, lighting, electrics etc. The Club had submitted its proposals for the necessary works (annexed to attached background) which had been discussed with Steve and were now with the Winwood Trust for approval. Steve said work on the exterior of the building would begin in late September/October and building could be ready to occupy in early 2025.

3. In addition to the building, QRS had agreed that the Club could install a portable building (32' x 10') for use as a workshop and additional working space.

Part 2 – Formal meeting

Apologies for absence received (full members' proxies in brackets)

4. Tim Peacock (Roy Norton), Paul Seward (Paul Wright), Steve Walker, Bob Evans, Jennifer Chybalski, Mike Brough, Adrian Garnett, Chris Morrill, Mark Bacon, Francis Gomme (Roy Norton), Robin Eccles and Andy McGuire.

Discussion

5. **Roy Norton** explained that members were, at this stage, being asked to agree in principle to the Club moving to the Brixton building. The Trustees would then work with QRS to reach an acceptable agreement. In discussion, many questions related to the operational details of occupying the building e.g.: -

- how would access be controlled?

- would different groups be assigned different days?
- would we need a calendar booking system?
- would members have access when BRC was closed?

6. These were questions which would need resolving but not at the moment. However, in principle, the Trustees were clear that access should be as flexible as possible but, to avoid fragmentation of the membership, there should be a weekly general club session of some kind on a day and at a time convenient to the majority of members.

7. On the rental arrangement with QRS, the outline proposal was an annual all-inclusive rent (except for metered water and electricity) of £4K p.a. for the Brixton building, the (ex-storage) coach and the Palvan, a 7-year rolling agreement and a 5-year rent review. In further discussions we would be looking for confirmation that building insurance and rates would be the responsibility of QRS/Winwood. We would also want clarification on the nature of the agreement (lease or licence to occupy), the definition of 'rolling', the notice period and the terms of the rent review (e.g. in line with C.P.I.). We would, as with the existing Agreement with QRS, seek legal advice on the new agreement.

8. As now, it was intended that running costs should be covered by subscriptions. It was currently estimated that with 50 full (or equivalent) members the annual subscription would be in the region of £120 - £150 (electricity being the biggest unknown cost).

9. It was noted that Okehampton could not be fully erected in the Brixton building and while Aylesbury Town (P4) could be fully set-up it left little other space. Setting up the layouts would therefore need to be organised with other Club activities in mind. However, there were other potential areas at BRC where both layouts could be fully set-up e.g. in the main Rewley Road building – QRS had indicated it was open to ideas. QRS had already agreed that Aylesbury High Street (LNWR) could be permanently set-up for public exhibition in the ex-storage coach in the museum. There were other potential collaborative opportunities.

Vote

10. The Chair asked members to vote on the following motion: -

Do members agree that: -

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

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

All full members present (and proxies) voted in favour apart from one abstention. **The Chair declared the motion agreed.**

Conclusion

10. The trustees will keep members informed of discussions with QRS on the Brixton building and any developments in relation to the planning application for a new building.

Roy Norton
Club Secretary
September 2024