



## Meeting of Magor and Undy Community Hub (MUCH)

Function Room, Golden Lion, Magor Square,  
Magor

8<sup>th</sup> September 2021  
7pm

**Attendees:** Paul Turner (MUCH Trustee & Chairman  
Trustees- Mike Burke, Sally Raggett, Kevin Wright, Linda Squire  
Co-opted to Trustees- Jo Gillard (GAVO),  
Residents- Jerry Ennis, Peter Wilson, Rob Graham, Amanda Graham, Don Leahy (7.10)

The following is a set of 'action notes' of the meeting but it is not intended as verbatim minutes.

Item	Subject	Decision / Action	Who
1.	<b>Welcome, introductions and apologies for absence</b>	Apologies were noted for Mike Moran, Ben Thorpe, Cllr Frances Taylor	
2.	<b>Declaration of interests &amp; consider any dispensations for items on the agenda</b>	None received	
3.	<b>Finance update</b>	KW as Treasurer outlined the Current financial position: - £17,820 in the bank (last year it was £16,276) Expenses have been the digger hire for the orchard There has been no fund raising due to covid Amazon Smile 0.1% if MUCH specified as the preferred charity has generated £21.78 in the last 6-8 months Charitable donations: - -previous neighbourhood watch £1,400 -Law Debenture donation of £250, MUCH nominated by Mrs D Turner	
4/5.	<b>MUCH Funding update, appointment of contractor &amp; indicative project plan timetable</b>	All were advised that we are nearly there on the funding: - £800,000 section 106 from MCC £1,145million from Welsh Government Stimulus Fund Approximate £300,000 shortfall, which is being requested from the Lottery, we are at Stage 2 of the application process, the representative from the Lottery seems quite positive. MCC are happy to proceed as the funding is nearly finalised and have appointed Kier as the contractor. Indicative Timeframe- build commences March 2022 with a	<b>PT/KW</b>

		<p>completion of October 2022. Site surveys and detailed designs have started. Meeting taking place 9<sup>th</sup> September with MCC &amp; Kier, the final information for the Lottery will be obtained at this meeting and submitted, the lottery decision is in October 2021.</p> <p>A query was raised on whether there is a budget for landscaping: Response- looked at other ideas to improve the orchard. Approached the brewery to have a path put around it, other charities will be approached once we know the final figure for the build and fit out.</p> <p>Query on the ongoing maintenance for the orchard &amp; surrounding area Response- that this should be paid for from the running costs of the Hub</p> <p>Concern was raised about a 12ft sweet chestnut that had recently been cut back by MCC on the 6<sup>th</sup> of Sept.</p> <p>Volunteers for maintenance was discussed &amp; whether someone could cut grass paths through &amp; whether the MCC grass cutters continue to cut the grass paths.</p> <p>Traffic management was raised, the Capita study undertaken and another crossing with traffic lights being installed. If there are no yellow lines will there be parking on the main road with children being dropped off at school Confirmed this is a concern for the Hub &amp; the Railway</p> <p>A further survey is being undertaken to continue to demonstrate to the Lottery that the previous resident's views are still valid and what is needed. The survey is on the website, Facebook and will be included in the Villagers which is coming out shortly</p> <p>The Predicted cost was referred to and when this was first started the view was that the £800 000 section 106 would have been enough, however costs have spiralled with Brexit &amp; Covid and they have increased substantially. However, the Trustees have constantly challenged the predicated costs, one estimate was close to £3million and through this challenge the costs have reduced.</p> <p>Another volunteer Des Pike is a very experienced project manager has offered to assist.</p> <p>The Trustees would like to involve more people from the village, but its difficult to capture people's enthusiasm until they know the hub is going to be a reality.</p>	
6.	Any other business	<u>Undy Memorial Hall</u>	

		<p>Previous trustees of the hall wanted to hand over to someone else and asked the MUCH trustees to take it over, all agreed as we thought they complimented each other.</p> <p>A lot of refurbishments have taken place, new floor, lights, roof, replacement windows, approximately costing £25,000.</p> <p>Anyone wanted to book to contact Sally Raggett, during September it is being used every day. Any potential bookings that cannot be accommodated can be placed on a waiting list to be considered for the Hub.</p> <p><u>MAGOR Railway</u></p> <p>The Burns Report included upgrading the main line and 6 new stations, Magor is one of them, although the timeframe is unknown</p> <p>Welsh Government have contacted MCC &amp; are very interested in what is happening with the Hub, which may mean Magor could be first, particularly as it does not require a structural upgrade, there is already a bridge there and the underpass could be refurbished.</p> <p>A query was raised on the rental pricing mechanism for the Hub e.g., Youth Club interest- would they be charged a commercial rate or as a community activity</p> <p>Advised that the intention is that there will be a manager to manage the facility, that there is likely to be a commercial rate- if a club is run for a profit and a community group rate such as scouts/youth clubs</p> <p>DL advised that he had previously volunteered at the Baptist Church youth club and would be interested in using the Hub to set up a youth club- requirements would be Wi-Fi, tables, chairs, maybe Xbox machines</p> <p>Advised that tables and chairs would be at the hub and the community council may be able to assist a youth club via their grant scheme for other items.</p> <p><u>Open Day- Undy Memorial Hall- probably Saturday 13<sup>th</sup> November</u></p> <p>This will include MUCH- plans/update, Memorial Hall, MAGOR &amp; the user groups</p> <p>Will again use the survey to ask people what they want</p> <p><u>Orchard- Living Levels</u></p> <p>Information board &amp; history is being produced.</p> <p>A query was raised regarding walks in the area.</p> <p>Response- that living levels are going to promote some walks and ask people to trial them, these will be able to be downloaded onto mobile phones</p> <p><u>Solar Lights</u></p> <p>Installed in the MUCH car park</p> <p><u>Frequency of Wider MUCH meetings</u></p>	
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11.	<b>Date of Next Meeting</b>	27 <sup>th</sup> October 2021-7pm Function room Golden Lion	

Meeting closed at 7.50pm