

Orton Manor Court

(Manor of Orton CIC)

Steward – Jan Anning, Rayne Gaisgill

Secretary - Giles Thornley, Hillcroft Farm, Kelleth

Treasurer – Brenda Iveson, Street Farm, Orton

Email:- steward26@btinternet.com

Minutes of a meeting held on Monday 6th March 2023 at Orton Market Hall 7:30pm

Present:- Jan Anning (Steward), Giles Thornley (Secretary), Brenda Iveson (treasurer), Mark Mawson, Lanty Wharton, Calum Stott and 6 freeholders (incl. Kathryn Nunn).

1. Apologies for Absence

Apologies were received from Elizabeth Crossley, Allan Mawson, Suzanne Jones

2. Declarations of Interest

There were no Declarations of Interest

3. Minutes of Meeting of 6th February 2023

The minutes were approved

4. Matters arising from Minutes of 3rd February 2020

Item b:- It is not known who the other tenant is that shares the water trough at Meldikes

Item c:- The electrical connection issue was deemed closed

Item 10:- Review of rents and a possible increase was postponed until the next meeting

5. Treasurers Report

The current account holding is at £11,748.70 and the savings account £8774.02 Brenda is in the process of changing the accounts to show the new company name (Manor of Orton CIC) and to change the signatories on the accounts.

6. Formation of the CIC (Community Interest Company)

The formation of the company has been approved and the company number is 14654775. The formation of the company will mean much more regulation and reporting, there will be annual statements, annual accounts etc. that will need posting to Companies House. Solicitors will need hiring to change the title deeds to Manor of Orton CIC, The steward will contact a few solicitors to gauge the costs for this work. There will need to be slight changes to the constitution in line with the articles of association which were drafted on application of the CIC. Progress to be reported at the next meeting.

7. Request for financial assistance from Orton Market Hall Trustees

Kathryn Nunn laid out her case for financial assistance for improvements, renovations and help towards costs for the Hall. It was felt that there may be more avenues to pursue for additional funding especially from Yorkshire Dales and disability groups. The committee also felt that the Manor of Orton CIC needs to establish what costs will be involved in the formation of the company before seeing if any funds are available to help out.

8. Grass Lettings

The notice went out in the March Issue of the Link and it will appear again in the April issue, sealed bids due in by April 7th. It was noted that new agreements will be need to be drawn up and signed by tenants in line with the new CIC.

Action By

Steward /
Secretary

Committee

Steward /
Treasurer/

Action By
Secretary
Calum / Steward / Secretary.
Meeting with Claire Cornish on site 15/3/23 to discuss proposal
Steward / Secretary
Mark Mawson
Secretary
Steward / Secretary

9. Proposal for creation on an Orton Manor Court website

It was decided that a website would be of benefit and Neil Heyes agreed that he would help with the technical side of hosting a website so long he was provided with all the relevant information. He also agreed that a dedicated email address for the Manor of Orton CIC could be set up so that future officers could use that rather than personal email addresses.

10. Any Other Business

Knott Lane – Cumbria Wildlife Trust are interested in creating a wildflower corridor along Knott Lane in conjunction with Westmorland Dales Landscape partnership, Calum Stott gave us a run down of the proposal, it was noted that work would need to be done to the lane before proceeding, raised manhole covers, brash and stone would need sorting. There would be no possibility of grazing the lane. Grass cutting would need to be done after flowering and the cutting removed, the amount of hay would be minimal so no charge could be made for this but someone would need to be enlisted to do the work. The proposal itself was looked on with approval.

Howes Carpark – Planning has come through for the new gate and pedestrian access. No gate can be left on the roadside entrance but a temporary hurdle could be used to manage stock when necessary. When the carpark goes live a sign will need to be erected 'Cars parked at Owners Risk'.

Land at Park Lane – Mark Mawson confirmed he would sort the fence out prior to the commencement of the new Grass Letting on 1st May.

Tree to rear of Chris and Mary Jenkin's house, it was agreed that we would get some quotation for removal of overhanging branches, planning permission for works to trees in a conservation area would be required prior to any work taking place.

Plot of Trees on Appleby Road – After discussion it was decided that the plot being referred to was on the corner higher up than the Scots Pine plantation, these will be looked at as may need thinning.

Meeting closed at 20:03

G. Thornley (Secretary)

Signed as a true record.....

Dated.....