

## **Minutes of the AGM of Green Elephant Cooperative Ltd. 2<sup>nd</sup> June 2016**

Present: Chris Coates, Alison Cahn, Jan Maskell, Stuart Parkinson, Martin Parkes, Clíodhna Mulhearn for Lancaster Cohousing, Elizabeth Dawson, Adele Armistead, Fiona Frank, Rebecca Willmott, Linda Smalley.

Apologies Mandy Reeves, Dawn Keyse, Andrea Brooks, Rebecca Ellis, Will Medd, Pat and Norman Green.

### **1. Minutes of Green Elephant AGM 2015**

Accepted as a true record. Proposed by Clíodhna for Lancaster Cohousing, seconded Chris Coates.

2. Presentation of report and accounts for the year to 30 Sept 2015 and updated report and accounts – including announcements about refurbishment of heating system and works to counteract damp and leaks .

### **Questions and comments from attendees:**

Further information was requested on the figures of the debtors – who are our debtors  
Largest are Lancaster cohousing, united utilities for water

Are we getting a reasonable return per square meter for each room?

Although we're not a profit making enterprise, we need to make as much money as we want so we can do good works. Eg - Should we consider renting out the seminar room or café as separate businesses.

What is our VISION?

We have had various workshops and directors' awaydays to look at our vision and process. It is time to clarify our vision after 3 years of setting up and getting going. [action, new directors to look at this and previous comment].

Discussion/clarification on the nature of the debt between Green Elephant and Lancaster Cohousing.

Request for information on refurbishment of heating system and works to counteract damp and leaks:

Lancaster Cohousing has agreed to pay for the works : Green Elephant has a target of the end for getting all works/repairs done.

Next part of works is getting the lift in (still need to raise money for this), resurfacing the roadway on the north and east sides of the Mill (to be paid by Lancaster Cohousing)

## Issues, highlights and hopes for the future.

### Discussion of why people decided to take space here?

- Rebecca – green ethos, beautiful setting, lots going on, community feeling, more things going on than in other spaces.
- Adele – was looking for an eco=space and this one was just opening up – the ethos behind it.
- Linda – primarily the people, the ethos, very inclusive place, welcoming, supportive.
- Stuart: A base where we can showcase environmental technologies and environmental design and living as part of our work of using science and technology in a more ethical way. Taking school children and teachers and lecturers and show them what this stuff looks like. It's transformative and inspiring to see young people see what's possible and also just giving an alternative to the average science fair, sponsored by BAE systems or Shell which shows you how to blow up things, or create pollution... (but in a fun way!) so to be able to offer that alternative – and in a building that used to make parts for aerospace!
- This is a very hopeful directional change.

### Hopes for the future

- it's a place of possibility where we can do things! – a monthly farmers' market, a café....
- Linda – wants to provide a changing place for people who can't use disabled toilets. (Disabled people decide where they can go, based around availability of toilet facilities)
- Rebecca – print making possibilities.
- Cliodhna; we have a memo of understanding about sustainability including about travel to and from the Mill. Now is the time to raise awareness of that issue. [action, new directors]

### **3. Election of directors**

Our current directors are Adele Armistead, Alison Cahn, Chris Coates, Fiona Frank, Jonny Murton.

[Our rules](#) provide that one third of our directors stand down at each AGM: Jonny Murton and Alison Cahn will be standing down, Alison Cahn will be seeking reelection. Paul Johnson resigned as director on 31 December 2015. Nominations were accepted up to the time of the meeting. We received one nomination from Miles Doubleday.

The Election of Directors was held, chaired by Chris Coates.

Alison Cahn, Jonny Murton, and Paul Johnson have stood down. Alison Cahn is standing again; Miles Doubleday is standing as director. Chris, Fiona, Adele continue as directors. Miles and Alison proposed by Chris Coates, seconded by Fiona Frank.

- Alison: unanimously agreed.
- Miles : unanimously agreed.

A vote of thanks was proposed for the work of Jonny and Paul as directors – unanimously agreed.

Alison took back the chair.

### **Other Business :**

4. Parking : Arrangements and charges for parking at the Mill going forwards - a discussion on whether our current arrangements are working for us and whether any changes should be made.

We have a travel plan on the whole site to restrict parking on the site. Currently we have people parking on Forge Lane when there are empty spaces around the Mill. We have occasionally had minibuses for events eg SGR conference.

Park and ride at exit 34 may help.

Encouraging lift sharing. – we need a responsive online lift share system. (suggestions welcome)

5. “Halton Mill, A sustainable workplace”: plans for workshops and task groups going forward – Jan Maskell anticipates having a meeting with the new directors very soon to take forward the work on sustainable workplace.

### 6 Other task groups: website, art gallery, lift.

- Art Gallery space – the mezzanine and around the building – led by Janet, with Fiona, Rebecca W.
- Website – Alison, Fiona, Miles (volunteered by Martin), Adele, Simon. It should include an online art gallery!
- Lift – FF to set up a group to raise the funds to GET THE LIFT IN THE BUILDING WITHIN A YEAR. Includes – Linda (nominated by Chris), Liz (to support Fiona). Rebecca W.

### 7. **Any other business**

Thanks to the current ongoing directors, from Elizabeth. Thank you for responding quickly to tenants' concerns.

Meeting closed, 15h30.

## **Flipchart notes: Tenants' and members' Issues, Highlights, Ambitions.**

### **Hopes**

- Extending workshop space, printmaking facilities, rehearsal space, theatre, music.
- Community garden. Food coop. selling local food produce.
- GE garden party; a chess congress; monthly farmers' market; Lune Valley Music Festival; Being part of Luneside Art Trail.
- More promotion of tenant' businesses.
- Internal staircase; dry roof no leaks; tidy and clean corridor;
- Seeing café ,river room and seminar room grow.
- Neater outside surfacing.
- Energy efficient building. Sustainable business plans for tenants. Take sustainability further
- A bigger buzz with the newly proposed communal spaces and internal flow.
- A changing place – for disabled people who need them
- Lift.
- Being part of “We Shall overcome”
- Being a beacon of accessibility
- Create small breakout room
- More courses, more people.
- The lift, the mill garden
- Revisit business strategy

### **Issues**

- Clarity about event costing and profits
- Website
- Getting more people to feel that the mill's facilities are open to them, like the makerspace
- Wheelchair access upstairs
- Not enough time to spend with each tenant to ensure they're happy and help with their marketing
- Time taking to resolve issues,
- Not enough time to look for new business
- Damp leaks and maintenance

### **Highlights**

- FOE elections – hustings
- People's café ukulele band
- Premises licence

- Wedding of the Year
- Café
- Plays
- Coworking space
- River room
- Kitchen and café
- Community
- Music events
- Short commute
- Venue for xmas day
- Sgr science for society week
- Schools and students visiting
- Working close to home
- Moving in, meeting people, selling soup.
- Refurbished café
- Millfest and other music fests
- Appealing to family and young audiences.
- Supportive of new ideas, enterprise, cooperative.
- Woodworking and pottery access.
- Sustaining green ethos and promoting this community collaborative open access welcoming to community
- internal stairs
- bar!