PLYMOUTH BRIDGE CLUB CIO

MINUTES OF TRUSTEES MEETING HELD IN PLYMOUTH BRIDGE CLUB ON 1st June 2026 AT 4.30PM

Attendees:	Jeremy Henderson	Chair
	Mel Melville-Brown	Vice Chair
	Allan Simpson	Treasurer
	Andy Carpenter	Secretary
	Steve Lacey	Committee
	Diane McGregor	Committee
	Gill Seymour	Committee

1. Apologies

1.1 Apologies were received from Ailie Henry and Rachael Walters.

2. Property sub-committee report

The Committee considered the 12 recommendations in the report. Thanks were given to Mel for the comprehensive document.

It was agreed that:

2.1. the Club would remain at 1 Moor View Terrace.

2.2. the local property market would be monitored for possible future options to purchase a property that fully meets the requirements and criteria for the Club's long term needs. Ailie to be asked to monitor.

2.3. that the Club applies for planning permission to convert the frontage of the building into car parking and that the consultative fee of £195 be paid for an evaluation of the likelihood of grant of permission. Mel and Jeremy will formulate the plan.

2.4. the Club would manage a car sharing scheme. Mel will prepare a notice for the Club notice board. If planning permission is given on 2.3 above priority will be given to the spaces created for car sharers.

2.5. The exterior crack to the upper facade (north side) would be investigated and resolved. Three quotes will be obtained for the work required including scaffolding. This will be undertaken in 2027 (see 2.9).

2.6. The rotting west facing 1st floor window would be replaced with UPVC. Three quotes will be obtained for the work required.

2,7.1 The interior décor would be refreshed including painting the panelling. The dado rail would allow two colours to be used.

2.7.2 The front door would be replaced and a Plymouth Bridge Club sign be included at eye level. Three quotes will be obtained for the work required.

2.7.3 the carpet in the playing room would be commercially cleaned.

2.7.4 new curtains would be purchased for the playing room.

2.7.5 the building would be tidied up which would help with the cleaning schedule.

2.8. the upper floor store room and flat would be developed to provide more useful space and the stairs leading to the current storage room would be improved for safety reasons (narrow treads). The bath would be taken out and sold, if possible. The toilet and a kitchenette would be retained for use on the upper floor. The room at the front would be cleared for use as a classroom. The fluorescent tubes will be disposed of appropriately. Jeremy and Mel will prepare a plan.

2.9. the exterior of the building would be painted after works to replace the window and repairs to the cracked facade. This would be undertaken in 2027 after the repairs to the cracked facade as scaffolding would be required for both jobs (see 2.3). The painting work would be done in house by Jeremy and Mel.

2.10. the Club would formalise the chaperoning options on Friday evenings for members parking in the streets near to the club. Mel will prepare a notice for the notice board.

2.11. The Club would seek other potential users / renters of the Club's rooms / space for income generation. Gill advised on the U3A usage which could be increased. Andy will put a rooms to let notice on the Club's website. Notices will be placed on local notice boards eg Costa Coffee. Warhammer games were mentioned as a possible source of income.

2.12. the Club would introduce a non-coached evening duplicate session for improvers on a Monday to start with and then potentially on a Thursday as a stepping stone to the competitive sessions in the Club. This would run on a Monday evening during the Summer. The Director's rota will need to include this session. The boards will be used from Monday afternoons (and potentially Thursday afternoons).

2.13 this would be the strategy and policy for the foreseeable future. A time frame was agreed of 5 years.

2.14 the priorities for 2026 would be the parking (2.3), the window (2.6), and the door (2.7.2).

3. Lettings agreement

3.1 The lettings agreement was agreed as prepared by Gill and reviewed by Jeremy and Steve. A meeting will be held with the Chess Club with Jeremy, Steve and Gill representing the Club.

3.2 The Chess Club want to use trophy room in September. The trophy room needs clearing out. A partition will be created in the teaching room to divide the beginners from the improvers.

3.3 The kitchen / refreshments room will not be used as a playing area but will be required for shared use for tea / coffee breaks.

4. Date of Next Meeting

4.1 The date of the next meeting is Monday 27th July 2026 at 4.30pm.

4.2 The property sub-committee will meet as required to review progress.