# *MOLESEY BOAT CLUB*

**2017-2018 Committee**

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| --- | --- | --- | --- | --- | --- |
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 **Meeting held on 28/1/2018 at 11.00 am. Special purpose: discussion of proposed licence agreement with Thyme by the River**
Apologies: I Knight, M Gardiner, N Richardson, D Porteus, M Sbihi, C Rae.

BR started by running through the background and proposed granting of a licence to Thyme by the River (TbtR). He said that the Bar survey or club members in November had revealed that there is a great deal of support for the provision of coffees, teas and snacks at the club, after rowing.

He explained that, on hearing that TbtR was closing, he had met with Tamsin of TbtR in early December to see if she could provide advice. She offered to provide advice as to how we could set up and run the café ourselves, but said she may also be interested in running an operation herself. The committee had decided that running an operation ourselves would involve employing extra staff and would absorb a great deal of club management time. It was far more practicable to grant a licence to a professional café operator and since TbtR are vacating Molesey Cricket Club, they were the obvious people to take on the role.

The arrangement that has been agreed in principle with TbtR is that they will occupy the main club room, kitchen and roof terrace between the hours 8.30 am to 4.00 pm. Access will be via the main entrance, hall and main front door. Patrons will not be permitted to use the old crew room or rear steel staircase and will be kept as far as possible away from the rear rowing area as is possible. They will be permitted to use the first floor gents WCs and the disabled WC. It will be a 5 year licence but if we need the clubroom for a function then we have to give TbtR not less than 7 days notice and they will have to surrender the space on that day. Rachel Pugh says that will be more than enough notice. There will be a compensatory adjustment in their rent to reflect the fact that they were unable to trade on that day. The agreement will be structured so that TbtR could cater or even run a function if we so wished.

The licence fee (ie rent) will be made up of three parts: 1) a basic rent; 2) a further amount based on the turnover; and 3) £1,200 pa for utilities which will be index linked each year.

1) The basic rent will be £15,000 per annum throughout the term. 2) the turnover rent will be zero for the first year. After that it will be 5% of the gross turnover (inc VAT). Eg it is estimated that the turnover in year 3 will be approximately £350,000 so the rent would be £15,000 plus turnover rent of £17,500 = £32,500.

In addition to this, because the bar would be open more, we would expect the bar turnover to increase. BR pointed out that when TbtR moved into the Cricket Club, bar turnover increased by £10,000 per year.

The club does not pay business rates but if we go above the band threshold as a result of TbtR’s activities then they will pay the extra.

Equipment: TbtR will be able to use the kitchen and club bar but will bring their own equipment over from MCC.

TbtR will not be permitted to share their occupation of the club with any other company.

Their operator responsibilities will include: keep the premises clean and tidy; report breakages and any incidents; report any behaviour issues; solely use the premises for the permitted use; use the EPOS till system which will be verified by their accountants; employ all such staff as is reasonable to comply with all regulations.

We are responsible for general cleaning of the club but may have to adjust it over time.

**Action**: RS to speak to Howden our insurers to confirm that our public liability policy covers this.

Termination will be: 1) on serving 6 month’s notice by either party; 2) by either party due to a material breach of the other’s obligations; 3) because, in the opinion of the committee, the club room has become unusable.

AoC asked why TbtR are leaving MCC? BR replied that MCC wanted the rent to go up from £18,000 per annum (made up of a basic of £12,000 and services cost of £6,000) to £40,000 per annum. TbtR wanted to renegotiate but couldn’t agree terms with MCC.

NdC asked what will happen to the furniture at TbtR? BR replied that all the furniture at MCC is owned by TbtR and they will bring what is required to MBC; the rest will be sold. We will have to build a store at the rear of the terrace to store our tables and chairs in the event of a function so we can bring them out when we need them. Apparently this is something Rachel has been asking for, for some time. GR said that club members would definitely like easy chairs in the club room.

BR said that members will get 10% off TbtR’s products although we will have to develop some system of identifying club members, such as cards. He also explained that, if extra rubbish collections become necessary as a result of TbtR’s operation then they will pay the extra.

NdC asked if MBC Ltd could veto the deal? BR explained that our lease says that we cannot sublet in part but he would argue that the proposed letting is no different from our arrangements will WHS, Whitgift and Surrey Univ, renting out the rowing tank or having functions such as weddings. However we are taking advice from our solicitors on this issue.

BP asked about the effect of noise from the increased use on our neighbours? BR replied that it is unlikely there would be any significant increase in noise due to the café but if there were, we will have to manage it.

GR asked about tills, because our existing one is old and in need of replacement. BR replied that we are going to invest in a new EPOS system at a cost of about £1,500. We have just had a bar audit which reported wastage of about £3,888 last year. This was apparently in part due to the existing till.

GR asked when is the start date? BR replied that we are aiming for 1st March but we will have to move heaven and earth to achieve that.

AoC asked if we will be able to use the TbtR coffee machines in the evenings when they’ve gone? BR replied probably not but that a cafetiere could be made available.

AoC asked about wheelchair access? BR replied that we will have to buy two ramps for the front balcony and also for the exit from the clubroom onto the terrace.

LM asked about the turnover element of the rent. BR replied that the basic will be £15,000 per year; the turnover element starts from year 2 and will be based on 5% of the gross turnover.

AoC asked if we have estimated what income will be generated over time? BR replied that it is difficult to predict because MCC are reletting their club to a new café and with the small operation at the lock, there will be three café operations on the river within 300 metres of each other.

GR asked about lighting. BR replied that it is not satisfactory at present and a lighting consultant is looking at the current set up and will be making recommendations. We are also looking at the heating.

NdC said that there will be problems with the public walking across the forecourt and getting in the way of rowing boats. Maybe we should have a white line painted on the ground? BR agreed that it was worth considering. NdC said that we will have to teach rowers to be civil to the public.

A vote was held on the proposal and passed unanimously. GR said that Chris Rae had asked her to pass on that he was very much in favour too.

BR said that the next stage is to instruct solicitors, secure MBCL approval and speak to TB about how it would operate.

AoC asked what is the situation regarding communicating the proposal to club members? BR said that Tamsin of TbtR has asked that we do not speak about it for a few days because she has not yet told her staff about the proposed move. AoC said that we have to say something because it is an open secret with members. BR agreed and said that he will check with Tamsin as to when we could advise members.

Meeting ended 12.08 pm.