



KILBURN COMMUNITY ASSOCIATION

Minutes of the meeting held on Monday 4th January 2021.

Present: Terry (President), Adrian (Chair), Diana (Treasurer), Kirsty (Secretary), Malcolm, Jenny, Ann-Marie, David and Godfrey

Apologies: Sarah (Vice-Chair).

This extraordinary meeting was held via group video call on Zoom to discuss the lease renewal following correspondence from a St Clements representative.

The KCA have been informed that the Parish Church Council will be meeting on Wednesday 13th January, if the KCA haven't presented any changes that we would like to make to the draft lease, the PCC will assume that we agree to the draft lease and will instruct their solicitor to have the lease written up.

David Harris has offered to ask their solicitor to contact our solicitor to try and speed the process up, the KCA would appreciate it if this could happen.

The KCA agreed that we would like to request an extension from the PCC, we feel that this should be granted as several members of the KCA are keyworkers and have been under immense pressure at work due to the current pandemic, the KCA committee members are all volunteers and we feel that it isn't unreasonable to ask for an extension so that the best outcome for all parties can be reached.

Jenny added that as a resident of Kilburn, it would be a shame if the lease fell through and the hall left unused and no longer taken care of by the KCA.

The KCA agreed on four areas that need rewriting, omitting or clarifying:

- 2(e) and 2(o) under NOW THIS DEED WITNESSES.
As the KCA are/will be lease holders, they are not responsible for any exterior repairs or decoration that may need doing, nor are they responsible for the boundaries. This is legally the responsibility of the landlord, St Clements.
- 2(h) under NOW THIS DEED WITNESSES.
The insurance cannot be in the joint names of the PCC and the KCA. It has always been solely under the name of the KCA.
- Trustees
The KCA require St Clements and Kilburn Parish Council to be named as trustees as a body. We cannot name individuals as trustees as the KCA members constantly change due to the majority of the KCA are members due to hiring the hall themselves.
- Under FIRST SCHEDULE.
The KCA have always know the building to be called Kilburn Village Hall, under this section the Hall is named as St Clement's Chuch Hall. Could the name of the hall be clarified.

Meeting closed at 19:50.

Signed.....