

**Report on the Bath City FC Board Meeting**

**3 December 2018**

**Present**

Directors: Nick Blofeld, Paul Williams, Jon Bickley, David James, John Reynolds, Shane Morgan, Martin

Powell, Andrew Pierce

Apologies: Sally Harris

Financial Adviser: Chris Coles

Observers: Carole Banwell, Bob Chester

1. **Redevelopment**

Nick gave an executive summary of the Redevelopment Working Group meeting which had immediately preceded the Board Meeting:

Key points were:

1. Relocation costs have been agreed with Greenacre.
2. A reminder that a significant sum is payable upfront on achieving a successful planning application.
3. Tax implications still to be clarified.
4. Although it was confirmed that once the Draft Agreement is signed any material change to the plans requires Club approval (same not to be unreasonably withheld) it was felt that we should ensure the Club has a voice throughout the execution of the plans and is kept abreast in good time of any issues which may lead to that consent being sought..
5. The project is a “Fixed Price Project” meaning that cost change risks are Greenacre’s.
6. We have been advised that there remains an undersupply of student accommodation in Bath, in particular at the lower-cost end of the market as envisaged in this project. So the supply and demand situation is favourable.
7. The recently produced designs/plans were viewed. Further discussions of a smaller working group will follow.

So while there has been significant progress there is still much to do in particular around the sign off process.

A Club EGM must be held (14 days notice) for shareholders’ approval and this must also be sought from the club’s creditors.

**Action: Paul** will convene a separate meeting of those creditors to discuss release agreements and set up an EGM.

The legal costs of the Development Agreement were outlined.

There has been close liaison with Creatrix (Planning PR company) about the messaging concerning the redevelopment and the mode of delivering it.

Next steps will be display boards with the firm proposal, emphasizing the economic impact of the spending power of 380 new people in the community, and other social benefits.

It was noted we really need the High Street shop unit for pop-up consultation drop-in sessions.

1. **3G**

A possible funder has recently attended a match, and an approach to him will be made accordingly and at the appropriate time.

It was explained that the creation of the marketing collateral has stalled due to other priorities, but will be re-addressed in the new year.

1. **Actions from Last Board Meeting / Previous Board meeting Minutes**

The next One Club meeting is scheduled for January.

Sally and Carole are continuing to work on a Memorandum of Understanding document for BCYFC.

David James and Paul Williams have had a useful meeting with the University of Bath.

The Ransom Strip potholes should be filled in by the end of December.

Working Group review documents are being provided to Martin/Carole by WG leaders, following which they will update the organisational chart and priorities.

Hotdesking clients – Carole has spoken to several organisations about the possible business model for inclusion post-redevelopment.

Nick asked for acceptance of the October minutes, John proposed and Andrew seconded.

1. **Key Working Groups updates/issues to resolve**

**Football & Finance:**

A number of contract talks with players whose contracts / loan deals are due to expire were also reported on. Jerry’s and the players’ wishes will be sought and talks commenced.

Miles Welch-Hayes compensation Tribunal is this coming Friday 7th December.

**1000 BC (Sales and Marketing) & Events:**

Parties are still down, partly due to continued perception that Cross Fit presence means the venue is no longer available, but also there have generally been fewer parties / fewer guests. However matchday revenue is strong.

The recent darts event was better attended compared to last year’s.

A separate report was submitted showing attendance growth had slowed in the late autumn, but forthcoming high profile matches were highlighted for the chance to reinvigorate growth. Crowds still substantially up on 17/18 and ahead of budget.

Commercial Update:

Good figures again, although programme revenue is down – affected by fewer home cup games.

The Sponsor-bring-sponsor event was cancelled due to a low take up – the time of year being the likely reason.

Community WG:

The WWI Commemoration exhibition at Twerton Park was reported to have been a great success.

Matchday and Hospitality:

The drinks voucher system seems to be working well.

Martin reported no concerns/issues with supporters currently.

Meet the Manager event booked for 14th January. Supporters Club Quiz on 8th December.

1. **Any Other Business**

Carole reported on the pleasing representation of the club at the Bath Sports Awards at the end of November, a large cohort of club reps (playing staff and Carole, Paul and Press Officer) being present.

Jerry was asked to present an award and gave an excellent account of himself.

Paul and Jerry are working on Jim Rollo’s Testimonial

Barnet replay - in case it is required, prices were discussed and set at £10, £8, £5, £1.

1. **Date of Next Meeting**

Monday 7th January 2019 at 7pm in TR Hayes Lounge, Twerton Park.