



The Lymington Community Association

New Street Lymington SO41 9BQ

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Registered Charity 301880

chair@lymingtoncommunity.com

22nd May 2019

Dear Member

Special General Meeting – Thursday 13th June 2019 at 6.00pm

The Lymington Community Centre is at a crossroads and has a one-off opportunity to modernise and improve the buildings with the help of £900,000 from Lymington and Pennington Town Council.

Enclosed is a Notice of the above meeting at which your Board will be seeking your support for two important issues in connection with the future of our Lymington Community Association.

Both issues are vital to ensure that the Association is fit for the twenty-first century and that funding can now be secured for the improvement of the Lymington Community Centre's buildings.

1. Change to a Charitable Incorporated Organisation (CIO)

Charity Commission guidance recommends that charities, such as the Lymington Community Association, move to a corporate structure. The trustees are therefore seeking members' approval to become a CIO, which is the option supported by our solicitors.

The Lymington Community Association is an unincorporated charity so the Board of Trustees are personally and financially liable for any debts. In 2013, the new structure of Charitable Incorporated Organisations became available, enabling charities to conduct business in their own name without the trustees being liable. As a CIO, the LCA would remain a charity and its objectives would not change.

2. Approval to Sell Land

As you know, Lymington and Pennington Town Council has generously pledged £900,000 to the Association and the Board has been working with an architect on how the Centre can be modernised and improved. The LCA needs to raise a similar sum to match the Council's pledge, supplemented by further fund raising to ensure the Centre's long-term future. Although the Council's pledge is ring-fenced for four years, we are advised that building costs are increasing steadily so the buying power is depreciating at the rate of £1,000 a week. So you will see that time is of the essence if we are to proceed with the much needed modernisation of the Centre.

Many of you have generously supported the 'Celebrating 70' fund-raising activities. We engaged a professional fund-raiser and have applied for a wide range of local authority and private grants. However, despite all efforts we have only raised about 10% of the funds required. Your Board has therefore concluded that development of a **small** part of the car park is, at present, the only viable way forward.

The derelict John Howlett craft building located in the main car park **must** be demolished as it is hazardous. However, the parking area recovered will mean that there will be **MINIMAL LOSS OF CAR PARKING SPACES**. The trustees recognise the importance of the parking provision for Centre users and those with reduced mobility and will give this priority in discussions with potential developers.

The Development Plans will be on display in the Malt Bar from the end of May and trustees will be available for further discussion.

Question and Answer sheets on both matters are enclosed. If you have other questions, please speak to one of the trustees or email chair@lymingtoncommunity.com

Please do come to the Special General Meeting at the Lymington Community Centre on Thursday 13th June at 6pm and support your Board to ensure the future of the Centre. Our solicitor and architect will be present and the trustees will be happy to take questions. All the information about the meeting can be found at <https://lymingtoncommunity.com> and printed copies are available at Reception.

Yours sincerely,

The Trustees of Lymington Community Centre

Anna Rostand (Chair)

Bob Blatchford (Vice Chair)

Caroline O'Callaghan (Treasurer)

Vanessa Galbraith

Caitie Healey

Lucie Lewis MBE

Judy Ruffell

Peter Wagstaffe