



BRIDPORT AREA
DEVELOPMENT
TRUST

Bridport Area Development Trust 2023 Annual General Meeting



**West Bay
Discovery
Centre**

AGENDA

- Welcome and Apologies
- Minutes of AGM 2022: *To accept the 2022 AGM Minutes as a correct record of the Meeting*
- Review of the Year
 - LSi – activity during the year – Phyllida Culpin and David Lee
 - West Bay Discovery Centre – John West
- 2022/3 Report and Accounts, Richard Paterson:
Resolution 1: To accept the Directors' Report and Annual Accounts.
- Summary of the Year and Looking Ahead – Phyllida Culpin

Agenda continued

- Election and Re-Election of Directors (Trustees):

Resolution 2:

A. To elect Phyllida Culpin as Chair of the Trust;

B. To elect the following Directors (Trustees) who joined the Board since the 2022 AGM: (i) Ian Bark; (ii) Michael Collard;

C. To re-elect the following Director (Trustee) who will retire at this meeting by rotation: David Lee.

- Questions

- AOB

REVIEW OF THE YEAR

Literary and
Scientific
Institute

Phyllida Culpin and David Lee



LSi in 2022-3

- Tenants in place: main ones providing rental income; sub-tenants running businesses
- West Wall completed
- August major flood
- Other Building challenges:
 - WATER, WATER, WATER,
 - climate change;
 - historic building
- Activities in LSi

Community engagement at the LSi

Community access to the LSi was a fundamental principle of the restoration of the historic building and the top priority of the BADT team behind the project and all the stakeholders without whose support it would not have succeeded. We are pleased to say that individuals and groups continue to use the unique space and facilities offered by this Bridport landmark. Here is a summary of past, present and future events and activities hosted at the LSi, which all help to ensure its sustainable future.



Events at the LSi in 2023

November 13

Poetry Workshop

Black Ven Poetry Group hosts regular gatherings for poets to discuss work in progress.

October 30

Living Well: Feel-good Families

A free eight-week course to improve a family's dynamic and create a happy home. Run by Skills & Learning Adult Community Education.



September 16
LSi open day as part of Dorset Architectural Heritage Week 2023.
 DAHW has run for more than 30 years. Organised throughout that time by East Dorset Heritage Trust, it now operates under the auspices of Heritage Open Days, a nationwide event run by the National Trust. It is a festival of the historic and contemporary architecture of Dorset. All Architectural Heritage Week events are free and run by volunteers. The LSi public opening attracted a steady stream of visitors, who were all interested in, and enthusiastic about, the rescue and restoration of the building, and impressed by, and supportive of, the charitable-commercial partnership that has secured its future.

1835

Why was the LSi built?

Industrialisation, the growth of a large Empire and the intensification in manufacturing and trade saw an increased need for a more literate and numerate workforce that could read, write and account.

The 18th and 19th centuries saw a transition to new methods and machines, unemployment, changes to the Poor Law (1834) and the economic recession of 1840. All of which resulted in poverty and uprisings that threatened the established order.

Local Industrialists and Benefactors saw the advantage of funding educational opportunities which tested on principles of self-improvement, as did the working man himself who saw the significant role education had for advancement.

Mechanics Institutes were a National response to meet this need.



1835 - 1855

Construction complete

In 1835 the Institute building was constructed and opened as a Mechanics Institute.

By 1855 it was reconstructed in accordance with the Library and Scientific Institute Act passed in 1854 with the objective: 'to encourage the intellectual and moral improvement of all classes and the cultivation of Literature, Science and Art'.



1865 - 1939

Bridport School of Art

Greater cultural awareness was prompted nationally by the Great Exhibition of Crystal Palace in 1851. A museum and Library in town came to be seen as a stimulus of the intelligence and public spirit manifested in that town. The Great Exhibition also highlighted the need to improve standards in Art and Design education.

1865 - The Bridport School of Art was established and worked alongside the Institute becoming the lead organisation.

1883 - The upstairs room was divided to provide permanent studios for the Art school with additional rooms for classes and lectures added to the back of the building. Francis Newbery became assistant master before becoming Director of Dorset School of Art.

1922 - 29 - Until the outbreak of war in 1939, the building provided accommodation for a Men's club.



1939 - 1945

During the war

During the Second World War at least part of the Institute building was requisitioned for war purposes.

The building was temporarily used by American troops stationed in Bridport before the Normandy landing in 1944.

The reading room was used as a Red Cross recreational centre and the first floor was, for a time, used as a Quartermaster's Store for the Borough Evacuation Scheme.



1945 - 2022

After the war

1946 - 50 Post war the Red Cross used the Institute as a depot. The ground floor consisted of a reading room, a card room and a lateral room. However, local interest had declined and the Institute was running into financial difficulties. Responsibility for the building was handed over to Dorset County Council.

1952 - 1957 - The building served as the town's public library, until the library service relocated to new premises.

2002 - The building was declared unsafe and listed as 'at risk'.



2008 - 2018

An iconic building

The architecture of the LSi building in the mid 1800s, in the small coastal town of Bridport, made a statement about civic pride and tradition by representing formal architectural motifs associated with the classical world. The classic facade was designed to induce the culture and learning that would take place within, and impress and inspire the town's people of Bridport.

The main floor is raised up half a level from the street, forming a subtly elevated entrance that indicates the public philanthropic nature of the Institute. A wide flight of steps from the entrance hall to the first floor, form the transition between the world of the street outside, and the higher levels of art and learning within.

A statue of Minerva Goddess of handicrafts, the professions and the Arts, is installed in a niche at the top of the stairs.



2008 - 2018

A timeline of events

2008 - Concern within the Bridport community about the neglect of the building prompted a free expression of interest from the newly formed Bridport Area Development Trust.

2010 - Rafterstone family court case was settled and the Bridport Area Development Trust were given time to develop a proposal to take on the building.

2012 - Heritage Lottery Fund application towards the capital cost of restoration was successful, and matched funding received.

2014 - A successful second Heritage Lottery Fund application was made.

2016 - Restoration work starts.

2018 - The restoration project that has drawn on modern innovations in architectural design and building materials is completed and the restored and prestigious building is re-opened.



2021 - now

What's going on now?

Growfinder and 3DCentre are now operating on the ground and cover ground floor of the LSi. They have been selected to ensure that the building, which has been publicly funded, remains open and accessible to the community, in keeping with the objectives of the funding.

They are joined by charitable start-ups and businesses including The Bank of Dreams and Nightmares, a children's charity inspiring the minds of young people in Dorset, their neighbours APPAL are a charity and law practice dedicated to fighting inequalities of justice and demanding reform. Poo George from Babo Cakes is often whipping up delicious treats in the kitchen for her Bridport bakes and...

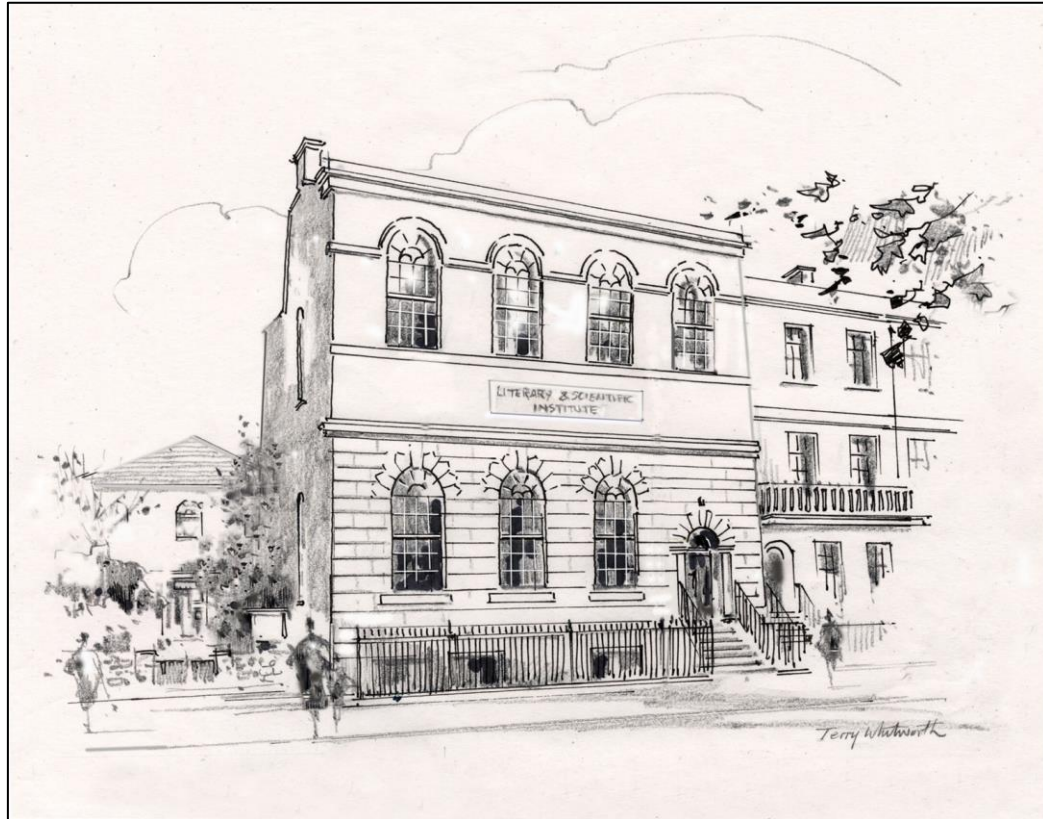
Since 2021 they have had the pleasure of meeting some amazing businesses, both locally and from afar who have become part of the LSi community.

Find out more at www.lsibridport.co.uk



March 9

The Making of Bridport, a talk by architectural historian Tim Connor. Held in the Courtyard at the LSi, the sold-out event attracted a capacity crowd and was enthusiastically received. A success in itself, it was also an encouraging trial for the format for a proposed series of talks that is at the planning stage.



MR. BUCKINGHAM
HAVING BEEN INVITED TO DELIVER IN BRIDPORT A COURSE OF
SIX POPULAR LECTURES,
DESCRIPTIVE OF HIS TRAVELS IN
**Egypt, Palestine, Mesopotamia,
Babylonia, & Assyria,**
WILL DESCRIBE THE OBJECTS AND PLACES NAMED BELOW, IN THE
LECTURE ROOM OF THE MECHANICS' INSTITUTION,
ON THE FOLLOWING DAYS OF NOVEMBER, 1835.

THURSDAY, 19th.—Egypt—the Nile, its Sources & Mouths—the Delta—the Cataracts—Inundation—Climate & Productions.
FRIDAY, - 20th.—Alexandria—Canopus—Memphis—the Sphynx—the Pyramids—Thebes—Memnon—Tombs of the Pharaohs.
MONDAY, - 23rd.—Palestine—Lebanon—Hermon—Tabor—Carmel—Mount Zion—the River Jordan—Tiberias & the Dead Sea.
TUESDAY, - 24th.—Gaza—Joppa—Cesarea—Tyra & Sidon—Nazareth—Bethlehem—Jerusalem—Calvary—the Tomb of Christ.
THURSDAY, 26th.—Moab—Ammon—Heshbon—Bashan—Gilead—the Decapolis—the Land of Uz—Damascus—Palmyra.
FRIDAY, - 27th.—Mesopotamia—Ur of the Chaldees—Ruins of Nineveh & Babylon—and Remains of the Tower of Babel.

Single Lecture, —Gentlemen, 2s. 6d.—Ladies, 2s.—Youths under Fifteen, 1s. 6d.
ADMISSION TO THE BACK SEATS, ONE SHILLING.

To the Original Subscribers to the whole Course, whose names may be entered on the Lists now at the Booksellers, in Bridport, before Monday the 16th of November, Tickets for the SIX Lectures will be supplied at the following reduced rates.—Gentlemen, 10s. 6d.—Ladies, 7s. 6d.—Youths, 5s. But after that date the price will be—Gentlemen, 12s. 6d.—Ladies, 10s.—Youths, 7s. 6d.

Each Lecture will commence at half-past Seven o'clock to a minute and conclude about Nine.

Paice, Printer, East-Street, Bridport.

Facilities at the LSi

There are two **hot desks** in the friendly atmosphere of the The Hub above the Courtyard. **Drop desks** offer flexible co-working for up to four people in the Courtyard itself, a workplace that allows users to connect with others. **The meeting room** is ideal for meetings, presentations or creative brainstorming sessions.

Arguably a unique space, the **Courtyard** is suitable for talks, performances, pop-up events and more. The adjacent **Podcast and Editing Suite** offers basic editing and podcast facilities. The fully equipped **kitchen** is available for hire.



High level of bookings in 15 months to March 2023

Facility	Bookings
Hot Desks	261
Drop Desks	144
Meeting Room	144
Courtyard	106
Podcast Room	47

2023 bookings to Sept already well above 2022 total

Wide range of regular and one-off events

The Bank of Dreams and Nightmares creative writing group for young people.

Battens Solicitors free drop-in legal advice.

TEDxBridport events have been co-founded from the building.

Crowdfunder Drop-in Sessions help communities and businesses get their ideas funded.

Networking breakfast and lunch sessions have connected local makers, creators, innovators and change makers while enjoying good local food.

A **Thrifting Weekend** was a pop-up clothes swap shop organised by students at The Woodroffe School, Lyme Regis.

A **Freelances' Christmas Party** offered an opportunity for freelances and entrepreneurs to have a festive "work do".

Female Makers' Market seasonal craft market.

Bridport Cohousing meeting.

REVIEW OF THE YEAR



John West



westbaydiscoverycentre.org.uk

Our aims and ethos

- Work with the local community
- Building partnerships other organisations
- Part of the Jurassic Coast “String of Pearls”
- Entertain, inform and educate, by :
Raising awareness of heritage, natural history and environmental issues like climate change, loss of diversity and pollution, e.g. plastics

2023 to date in figures

- 21,912 visitors (16,961 adults , 4,951 children)
- £19,438 sales (profit £9,000 approx.)
- £5,910 donations
- Net cost of running the Centre £20,000 approx.
- Volunteer input 2,500 hours approx.
- Forecast days open over 12 months 238



2018-2023

We celebrated our 5th Birthday on 1st August !



Highlights: Part One

- Beneath the Waves
- Top Ten free SW attraction
- Took part in Bridport Community Charter Fair
- We helped organise the Street to Sea litter clean-up day and other beach cleans
- Dorset Council Fostering Unit



Highlights: Part Two

- Plymouth University Marine Unit
- West Dorset Business Awards Gold Award for Eco-Business
- Messy Art on the Beach
- Book sale for Ukraine
- New information leaflets

Partnership working this year

- **Bridport TIC and Town Council**
 - **Blue Marine Foundation**
 - **Bridport Museum**
 - **Clean Jurassic Coast**
 - **Charmouth Heritage Coast Centre**
 - **Chesil Centre**
 - **Dog Friendly Social**
 - **Dorset AONB**
 - **Dorset Wildlife Trust**
 - **Dorset Council Fostering Unit**
 - **Fine Foundation**
 - **Geologist's Association**
 - **Jurassic Coast Trust**
 - **Litter Free Dorset**
 - **Plastic Free Bridport**
 - **SW Coastpath Association**
 - **University of Plymouth Marine Unit**
 - **West Bay Beach Clean Group**
- And those I've forgotten !**



West Bay in the War

Exhibition on from now until next June

- Memories of Local People
- The GIs in West Bay
- Coastal Defences against invasion
- Food rationing



	Address	Comments
20.7.23	Powell Ancestral Warrickshire	Brilliant for the children 10/5 to do
20/07/23	Sylvia Ribeiro BRASIL,	lovely
20/07/23	Eugênio Ribeiro BRASIL	It's a lovely place <u>SD</u>
20/07/23	Houston, TX	Excellent!
20/7/23.	Clive & Rita Gibson. Bedfordshire	very interesting. Thank you.
20/7/2023	SWITZERLAND	GREAT TIME!

Praise from around the globe !

2022/3 Report and Accounts [Papers and Presentations](#)

Richard Paterson

- Small surplus this year
- Comfortable reserves position
- Future financial outlook may be tougher, particularly for LSI
- Risk of maintenance costs increasing faster than rents, especially as more time passes since the major renovations of the recent past

Resolution 1: To accept the Directors' Report and Annual Accounts



REVIEW OF THE YEAR

Summary of the Year and Looking Ahead

Phyllida Culpin

Summary of the year 2022-3

- Accounts
- West Wall completed
- August major flood
- Success of WBDC
- Activities in LSi
- Looked at buildings - Barclays, Lily pub
- Support to local enterprises

The Present

- John and David have described the range of events, successes and challenges
- Building challenges:
 - WATER, WATER, WATER,
 - climate change;
 - historic building

Looking Ahead

Recruitment of Treasurer

- Skill set of trustees and retention
- Sort out the ongoing building issues to:
 - Control costs
 - Control the impact on users
 - Control/reduce the time spent by trustees and enable looking ahead
 - Transfer of WBDC

What next?

- Uncertain future for all
- Bridport Communities Trust for assets
- Reviewing buildings
- Reviewing opportunities
- Help us – get involved

Election and Re-Election of Directors (Trustees):

Resolution 2:

- A. To elect Phyllida Culpin as Chair of the Trust;*
- B. To elect the following Directors (Trustees) who joined the Board since the 2022 AGM: (i) Ian Bark; (ii) Michael Collard;*
- c. To re-elect the following Director (Trustee) who will retire at this meeting by rotation: David Lee.*



Resolution 2: A. To elect Phyllida Culpin as Chair of the Trust.

Phyllida has a background in social housing, particularly regeneration and social and economic development. Locally, she is involved with community land trusts and Magna Housing as well as working for a large London-based association. She feels strongly about the need for more social justice, a kinder and more diverse community, as well as caring about the environment.



B. To elect the following Directors (Trustees) who joined the Board since the 2022 AGM: (i) Ian Bark.

Ian Bark: Ian's working life was spent 50:50 in education and business, as a teacher of design and technology then running his own design company. Since moving to Bridport in 2013 he has served as a parish councillor for Bothenhampton and Walditch for three years, and was elected to Bridport Town Council in 2019, subsequently serving three terms as Mayor. Ian's other roles have included Chair of the Greater Bridport Neighbourhood Plan Joint Committee, Bridport Community Orchard Group committee member, Bridport Food Bank trustee, Plastic Free Bridport ambassador, and a miller and trustee at the Town Mill, Lyme Regis. He is also an award-winning allotment holder, lover of the outdoors and doting grandfather.



B. To elect the following Directors (Trustees) who joined the Board since the 2022 AGM: (ii) Michael Collard.

Michael lives in West Bay and is a practising barrister, mediator and adjudicator specialising in construction, property and related cases. For 20 years he has been head of 5 Pump Court Chambers, a common law group of around 60 barristers covering civil, criminal and family work. He is a member of the governing body of the Honourable Society of Middle Temple, a West Dorset CAMRA branch committee member and pub-linker, and a member of Bridport History Society, Golden Cap (National Trust) Association, BridLit, Bridport Millennium Green, Bridport Arts Centre and several national conservation and preservation organisations. When time permits Michael plays bridge, swims and indulges his interests in brewery history, architecture, real ale, and as a shareholder/member of four community-owned pubs.



C. To re-elect the following Director (Trustee) who will retire at this meeting by rotation: David Lee.

David spent his career in print media, beginning in local weeklies and finishing on a national Sunday newspaper. In between he worked on regional dailies before setting up his own business with clients in national magazines and newspapers. He has been a member of the Guild of Editors and president of the Young Newspapermen's Association. In his native West Yorkshire, David was involved in a community environmental project, the Round Table and a twinning association. Since moving to Loders he has been a founding member, and later chair of a community sports and arts charity for young people, and is an enthusiastic gig rower and a director of Bridport Gig Rowing Club.

Agenda

- Questions
- AOB