

St Cyprian's Greek Orthodox Primary Academy
Meeting of the Premises, Health & Safety Committee
Minutes of Meeting

Date of Meeting : 7.00 p.m., Thursday 3 March 2022

Venue : Samos, St Cyprian's Greek Orthodox Primary Academy

Mr Christophe Vradis (CV)	Present
Mr Arthur Broadberry (AB)	Present
Mr Adrian Prescod (AP) - Chair	Present
Mrs Aredi Christou (AC)	Present
Ms Ehimwenma Osagiobare (EO)	Absent
Mrs Nikoleta Tsiamas	Present
Mr Philip Prodromou (PP)	Absent
Mrs Rianne Darko (RD)	Absent
Mrs Zoi Iliokaftou (ZI)	Present

In attendance :

Mary Rider (MR) : Clerk

1.	<p>PRAYER, WELCOME AND APOLOGIES</p> <p>The Chair welcomed everyone present and opened the meeting 7.06 p.m. with a prayer.</p> <p>Apologies for absence were received from EO, which were accepted.</p> <p>PP and RD were not present.</p> <p>The meeting was noted to be quorate</p>
2.	<p>PECUNIARY INTEREST DECLARATION</p> <p>The information that Directors have stipulated within their annual declarations of business and pecuniary interest applies.</p> <p>There were no declarations of interest.</p> <p>ZI asked for more information about CV's partner (Rachel's) involvement in the architecture at the school. If there is any future investigation from the EFSA how will this be presented to them and how can we prove transparency?</p>

	<p>It was previously agreed that to maintain transparency, if any payment it to be made an invoice will be submitted and any payment would go through the Committee. It is unlikely that a payment will be made but in the event that there is, this will be the process.</p> <p>The Chair noted ZI's concerns that the previous Minutes could be misconstrued and will visit the Minutes and note any amendment.</p>
<p>3.</p>	<p>MINUTES OF LAST MEETING AND MATTERS ARISING</p> <p>3.1 Minutes The Minutes of the previous meeting held on 2 November 2021 had been distributed prior to the meeting.</p> <p>The Chair asked whether there were any questions or comments regarding the accuracy of the circulated Minutes.</p> <p>DECISION : The Directors agreed that the Minutes of the meeting held on 2 November 2021 were a true and accurate record of the meeting.</p> <p>The Minutes were signed by the Chair.</p> <p>3.2 Matters Arising (not covered by rest of the meeting) There were no matters arising.</p>
<p>4.</p>	<p>HEADTEACHER'S REPORT</p> <p>CV introduced the Headteacher's Report and highlighted the following:</p> <p>Lettings</p> <p>Lettings are going ahead with no real changes. Work continues on finding a company who will work with the school to get more lettings.</p> <p>Future and current projects</p> <p>Entrance area – we are very hopeful for a donation towards the entrance area.</p> <p>Outdoor learning environment</p> <p>CV has been working with the construction company Balfour Beatty to carry out the surveys and groundworks. The area has to be scanned before any digging work is carried out.</p> <p>Balfour Beatty may also provide fencing around the school in the summer.</p> <p>Q : Do they have a particular design and is it to your liking?</p>

A : Yes, it is certainly better than what we have. Balfour Beatty has a contract to make rail lines safe and the fencing is similar to that put around football pitches.

Q : Does it matter if the fence has clear sight through?

A : The fence will have mesh so you cannot see through. This will avoid a double fence that has rubbish going into the middle.

Work on the library (Skopelos) is starting on 14 March. Volunteers from Youth Power (a local charity) will be coming in to do the painting. Two staff are working on murals for the roof. New furniture will be ordered.

Q : Has this been paid for by the PTA?

A : Yes, the furniture is being paid for by the PTA.

Directors expressed their thanks to the PTA for all of their hard work. They were formed in May and have worked very hard, particularly during the Covid pandemic. The furniture is going to cost just under £5k.

CV suggested calling the library Milan's Library in Milan's memory, recognising how he always worked so hard despite many obstacles.

This is an operational matter and CV will be asking all stakeholders for their opinions.

Directors support the suggestion.

CV is constantly seeking contributions to pay for the other classroom and is aiming to raise £100k+ of funding this year including any funding received 'in kind'.

Fire drill

A fire drill was held on 01.12.2021 with a time of 2mins 20sec which was a very fast time.

Health & Safety

The school continues to follow Government guidance on 'living with' Covid.

Attendance has increased since half-term.

Premises Update

Q : Are both boilers functioning well?

A : No, there is one boiler that works most of the time.

We intend to submit a CIF bid for new boilers. However, the building owners do not donate so we cannot approach the local authority with an offer to make a contribution which is likely to reduce any funding we might receive.

Q : Is the bidding agency we bid to run by Croydon Council?

A : Yes, not the ESFA.

Q : Has Dr Andreas been approached?

A : Yes, but he has advised that the property is not owned by him but by the church.

If the school is to thrive and grow certain areas need investment.

Other discussion points

CV has carried out an analysis of the potential rent for the school building. Based on this analysis, the rent for the Greek School should be £134k rather than the 7k they currently pay.

All costs are increasing significantly.

As tenants, the rent should be looked at for the Greek School. The Greek School is a business and should be charged as appropriate.

As a strategy, we do not want to damage the relationship with the Greek School or lead the school to close down. However, difficult decisions have to be made.

Q : If the rent is increased dramatically and the Greek School left, what would come in in their place?

A : From a business perspective, we need to look at supply and demand and see if there are any other tenants interested in renting space at the school.

Q : Can the Greek School go anywhere else?

A : Yes, there are other venues they can go to. We do not want them to go away – we share the same mission of Hellenism and Greek language.

As a school, we are currently having to make job cuts but giving space away for a fraction of its value. Having looked at the school's worth, the Greek School is currently receiving more than a 75% discount.

The decision to increase the rent is a difficult one because we have always worked together to help the community.

As well as renting out space to the Greek School we often help in other ways such as mini-bus, equipment, etc. The Greek School is also benefitting from the improvements to the school such as the reception area and outdoor space.

Following a fundraising event there was an opportunity for the Greek School to help with a contribution but this was not forthcoming.

The strategic approach will be to keep relationships good with the Greek School. However, there has been no rise in rental for the last two years and the cost of living is increasing for everyone. The Greek School uses the school every Saturday throughout

	<p>the year, and we need to consider the facilities and equipment that they benefit from. The current rent level is unsustainable.</p> <p>If the Greek School do not accept the rent increase and will not leave, they would have to be evicted.</p> <p>We should try to negotiate with the Greek School but be ready for the worst-case scenario. The school would only lose £7k but there are costs involved with the Greek School using the school.</p> <p>If the hall is rented out for a wedding, the cost is £300 for the afternoon.</p> <p>We are unable to do building works at the weekend because of the school being used.</p> <p>DECISION : Directors AGREED to suggest a rent of £25k to give the opportunity for negotiation.</p>
<p>5.</p>	<p>POLICIES</p> <p>Directors were asked to email any comments and observations on the policies.</p> <p>These policies were AGREED at the July Full Board Meeting. There are no changes and they do not need to be signed off.</p>
<p>8.</p>	<p>ANY OTHER BUSINESS</p> <p>There have been no applicants for the position of Clerk. We will continue to seek an independent Clerk by word of mouth rather than formal advertising. In the meantime, MR will start to circulate agendas.</p> <p>Strategically, Directors will support the development of the school. New signage and fencing will improve the attractiveness of the school. If the ambition of achieving up to £150k of building works is achieved this would be incredible.</p> <p>We are looking to build a school fund which will need donations from churches, individuals and other sources.</p> <p>It was suggested that a dummy CCTV camera be installed to help prevent fly-tipping and make area look less pleasant.</p>
<p>9.</p>	<p>DATE OF NEXT MEETING</p> <p>The date of the next meeting is 22 June 2022.</p> <p>The meeting closed at 8 p.m. with a prayer.</p>