

# Action against Medical Accidents

## Minutes of the board meeting

Held on Wednesday 12<sup>th</sup> June at 5pm Online via Teams

Present on Teams: Jocelyn Cornwell (JC), Caroline Browne (CB), Janine Collier (JCo), Carol Jones (CJ), Mike Andersson (MA) (from 5:25pm), Bill Kilvington (BK), Amrat Khorana AK)

In attendance: Lisa O'Dwyer (LOD), Ed Maycock (EM), Nathan Bacon (NB), Nicky Rushden (NR), Paul Whiteing (PWh)

### 1. Apologies of absence

Farrah Pradhan (FP) (Associate trustee) and Michelle Salter (MS)

### 2. Declarations of interest

There were no declarations reported.

### 3. Freedman House sale consideration

JC opened the discussion by setting the scene and reminding trustees that the world had changed considerably in terms of office work since AvMA bought Freedman House in 2013. She reminded trustees of the decision that was needed to be considered before them.

PWh updated trustees on additional legal advice provided since the papers had been circulated. Tees have confirmed that there are no further issues to consider with the s119 report issued by designated adviser at Savills. However, Tees have advised that should the sale be in any way delayed or the buyers alter the price offered then we must ask Savills for further advice before we proceed to sell. PWh also updated trustees on a conversation about he had with a planning consultant to discuss alternative use for the premises, the summary of which was that this would be very costly to explore through a pre-application planning route and that the risks were at a level that did not appear a reasonable alternative, compounded by the lack of expertise amongst trustees and staff with building projects of the scale that would be required.

Trustees considered the documentation before them, not least the report from Savills which was prepared in accordance with s119 of the Charities Act 2022 and provided by a designated adviser. This report was unequivocal in its advice that the sale of Freedman House for [REDACTED] were the best we could reasonably expect to obtain and indeed that the valuation was at the upper end of the range for the property of this age and condition.

Having considered the report trustees all present **approved** the recommendation in the Executive report to dispose of Freedman House on the terms offered by the buyer. JC also advised trustees that the two trustees not present were also supportive of the recommendation. JC further advised that MS had spoken to her and felt that if the sale should proceed it might be for reasons other than just finances alone given these are based on long term forecasts where there is room for debate about, for example, how interest rates might vary over time. MS felt, and supported by JC, that we should agree how to put the sale proceeds to effective use given that this decision to sell comes after we agreed a strategy,

and where we had already made a number of commitments about the use of existing reserves to support some work streams. It was felt therefore that some principles should be agreed about how we might “ring-fence” the proceeds to ensure that it serves as a combination of (i) a capital investment pool to further develop the charity and support more beneficiaries (ii) and / or further support current and future beneficiaries.

There was wide support for developing these principles further with a small group of trustees and the Executive alongside developing some further thinking about the wider use of these reserves building on an earlier paper to trustees from PWh about options for how we could make best use of the proceeds of sale.

**Action:** PWh to liaise with JC about forming a short life group to develop this recommendation around principles and proceeds options with a small group of trustees and staff.

Turning to the move from the office, trustees **approved** and **delegated** to the Executive power to negotiate a lease back arrangement with the buyer on best terms to hold one floor in Freeman House for up to 6 months. This to allow time to decommission the server as well as allow an orderly move from the premises to a new set of offices, options of which will need considering further.

#### 4. AoB

PWh expressed his thanks to trustees for their hard work and support in giving additional time over the last few weeks to considerations related to the sale of the property. Understandably, a significant amount of material has had to be collected and considered by trustees in order to ensure they exercise their duties to the high standard they have.