



## Club Newsletter

### We are moving home

In 2012 we left our home at Bletchley Park and signed a 3-year lease on 28 Barton Road, Bletchley. The cost of these premises is just under £10,000 per year for rent, service charges, insurance, utilities and VAT. When the landlord informed us that our rent would be increased from £6,000 per year to £10,800 per year, it was decided that a total annual cost of £14,800 it was more than the club could afford.

The difficult task of finding a new home started it is a tough market in Milton Keynes with a lot of start up businesses all looking for the same kind and size of accommodation as we are.

However, we struck lucky and have been offered a first floor office in 1 North Building, Bond Estates, Bond Avenue, Bletchley. The office is currently only 1,100 square feet whereas Barton Road is 1,600 square feet (less 285 square feet for the toilets and fire exit, making a usable area of 1,315 square feet). At some point in the future the landlord will reconfigure the area giving us about another 200 square feet. We are able to lease these premises for 10 years with a 5 year break point, for an annual



rent of £7,800 which includes rent, service charge, maintenance of the common areas (stairs, lifts and toilets), rates, insurance and utilities. This is a £2,140 per year saving over what we currently pay for Barton Road

We have checked and all of the current (and proposed) layouts will fit in current

area. However, space will be at a premium so we will need to cut our cloth accordingly and reduce the amount we take with us to our new home.

It was put to members at a recent club night that if we took these premises then we would need to lose the library and this was unanimously agreed.



We also need to look very carefully at everything we take with us. To this end Dennis Spicer has offered to store at his factory all the exhibition equipment as well as the Oddstones layout; our thanks go to Dennis for this kind offer.

It is hoped that we will move to the new premises around the end of June (please keep your diaries clear for the 27<sup>th</sup> and 28<sup>th</sup> June to help out).

To achieve this timescale we need everyone's help with the following action plan.

- All equipment that is owned by members which is currently stored at the club **MUST** be removed by the end of May.
- On 8<sup>th</sup> May we will start to clear out cupboards. Anything that we do not want to take to the new premises will be placed on the tables in front of the library. These items can be taken by anyone at the club but **MUST** be removed immediately.
- Anything that is left on the table by the next club night will be removed and disposed of.
- Some items will be offered for sale to members with all proceeds going into the club. This will be a separate area as yet to be defined and will probably

- be on a specific date, which will be announced.
- One person has been assigned for each layout, who will be responsible for
    - disposing of unwanted items for the layout.
    - dismantling of the layout prior to the move
    - erecting of the layout in its new home.
  - The people assigned are as follows –
    - **Milton Quays**                      Chris Lester
    - **Norgate**                                 Bob Taylor
    - **Tin Plate**                                Roger White
    - **Frimingham O gauge** Chris Hughes
    - **Barton Crossing**                      Dave Court
  - Currently we can only accommodate 4 cupboards in the new premises. So what we intend to do is to utilise the areas under the layouts for storage. If required we will purchase some storage units on wheels from IKEA.
  - The cupboards that we do not require will be offered to the members, but they will need to remove and transport them.

Everyone's help with this move would be much appreciated by your committee and will benefit everyone. If it is decided to have working days at the club, then these will be announced at the club and an email will be circulated.

Thank you, and we look forward to a new era at Bond Avenue.