

MINUTES of a MEETING of MEMBERS held on
Thursday 14th February 2019 in Pinwherry Community Hall

Members Present Peter Walker, Ian Yellowlees, David Walker, Jean Wylie, Liz Gregg, Mike Callaghan, Ann Berry James Stewart, Anthoney Hills. Bob Turner, Marie McNulty Irene McCrae Jack McDonald, Elizabeth Ferguson Doug Wyllie

Apologies: Keith Dawdry, Beryl Dawdry, Councillor Peter Henderson Liz Gregg, Hal Maxwell

Chair: Peter Walker

Minutes: Liz Gregg

Item no.	Item	Action by
1.	Declarations of Interest: None	PW
2.	Minutes of meeting held on January 2018 Read approved and signed	LG
3.	Matters arising not on this agenda: None	
4.	Financial report: Balance held £18,158.53 of which £17 300.00 is restricted funds. £3616 has been agreed for the upkeep of the laybys for next 3 years, this should be in the bank account by next week	
5.	Pinwherry School Project. PW reported the following, On the 24 th Jan Peter Walker, David Walker, Mike Callaghan with Jimmy Stewart of Community Association met with Sarah Baird, the new Community Asset Manager, David Anderson from SAC Estates and Colin Love SAC Funding officer, at the school. They were informed that a new process for Asset Transfer was in place, as from November 2018 and funding from the Scottish Governments Land Fund administered by the Big lottery was the way forward. Our original Asset Transfer could not be accepted, as it did not have a Business plan. Scottish Land Fund will fund up to £100,000 in stages 1 . Engaging consultants to survey the building and works, and any ARCHITECTS /ENGINEERS required , Consultants to assist with Business plan, stage 2 funding for redevelopment work. We are now waiting for formal visit from the fund within the next two weeks. We have contacted Ailsa Murphy and made an first stage application We have also contacted Community Ownership Support Scotland as recommended and awaiting a visit from them They pointed out that we were still awaiting financial information from SAC and the cost of conversion work It was pointed out that this was contrary to what our local councillors had informed the community. The council would not carry out any remedial work on making the property wind and watertight until surveys were carried out. PW contacted both local councillors and informed them of the change in Asset Transfer conditions which is different from what they had informed the community. Both Councillors met with the Director Donald Gillis who is responsible for Councils Property and Assets who instructed Tom Burns head of Assets to meet with us to discuss the position. On Monday 4 th February Peter Walker, Mike Callaghan, Joe Rigby met with Tom Burns head of SAC Estates and Sarah Baird in their Newton office in Ayr.	

PINWHERRY AND PINMORE COMMUNITY DEVELOPMENT SCIO

They have agreed to engage a company called BVA from Glasgow who will carry out a condition report on behalf of the Council within the next 4/6 weeks for the council.

Keys to the School will be made available locally so we can have access to meet visitors.

SAC legal will check our constitution to see if it requires any alteration to meet Scottish Government requirements. (we are aware we need to change 1 paragraph in the constitution)

SAC will make available any known running cost and income generation from solar panels/alarm system etc.

We broached the possibility of the community purchasing the school buildings now and were informed that the PPCDA would have to formally withdraw its Asset Transfer first. The property would then be placed on SAC property for sale and be advertised on an open market bid process.

Tom Burns has agreed that once a condition survey has been completed SAC will work with us on a fixed time scale. Once a stage 2 application is submitted to the council. And the Council is satisfied that the necessary information has been provided it will then have 6 months to decide whether to accept or reject the application.

On 14th February Peter and Mike met with Paul Deans from Resource Efficient Scotland and Claire Strain from the Energy Agency Scotland .

Paul will be producing a report on energy cost savings with in the buildings like heat source pump, additional solar panels, lighting ,efficient water heater etc.

It has been discovered that 2 heaters are turned on in the School.

If an Asset transfer was to go ahead at the cost of £1.00 it was suggested that we should have the cost in writing from SAC.

The Business Plan will need to be worked on, parts can be extracted from the previous plan. PW seeks help in putting the new plan together.
No plans at the minute to apply for Windfarm Grants.

We will need a Quantity Surveyor at a later stage to quantify the work required.

PW has asked a number of Girvan groups ie Age Concern and Living with Leisure if they would use the school, they agreed.

As the Hall needs to make money from rent it has been suggested that the building needs to have as low running costs as possible ie lower the ceilings. This would come under the energy report when it is to hand.

Charges would need to be made to groups who currently use Pinwherry Hall.

PW will set up a visit to the school to look at what the energy report produces.

All in attendance were happy with all of the above.

Meeting closed at 9pm

Date of next meeting 14th March 2019