

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

Members Present Peter Walker, Liz Gregg, David Walker, Jean Wylie, Mike Callaghan, Ann Berry James Stewart, Anthony Hills. Bob Turner, Joe Rigby Morag Campbell
Irene McCrae Jack McDonald, Elizabeth Ferguson

Councillor Peter Henderson

Apologies: Marie McNulty, Grace Dunlop, Karen Walker, Helen Walker Ian Walker

Chair: Peter Walker

Minutes: Liz Gregg

Item no.	Item	Action by
1.	Declarations of Interest: None	PW
2.	Minutes of meeting held on February 2019 Read approved and signed	LG
3.	Matters arising not on this agenda: A letter of resignation from the Board and PPDCA SCIO has been received from Ian Yellowlees, he wishes to concentrate on his role on the C Council. PW will write to him, thanking him for his time on both.	
4.	Financial report: Balance held £18,158.53 of which £17 300.00 is restricted funds. The accounts are now due to be handed to the accountants. AGM will follow after their return for the adoption.	PW
5.	Pinwherry School Project. Scottish land Fund After the recent on site visit by Sarah Baird PW made application to the Lottery Community Fund for referral to the Scottish Land Fund. This has been accepted and we were allocated a Land Fund officer Ailsa Murphy, she will visit the project and will work with us on developing an application to the Scottish Land Fund. Conference on Asset Transfers On Monday 11 th March PW attended an Our People ,our place Introduction to community asset transfer meeting in Ayr. Where I met with Tom Burns SAC, Sarah Baird SAC, Ailsa Murphy Scottish Land Fund ,Malcom Cowie Scottish Government office re Asset Transfers, and David Henderson Community Ownership. Land Fund Visit Tuesday 12 th March Ailsa Murphy from Scottish land Fund and Sarah Baird SAC visited Pinwherry School this is the official start of a stage 1 application to the Scottish Land Fund. Which is different from what we had previously been informed. During the meeting it was clearly indicated that at stage 1 funding is available up to 10k for technical assistance grants will fund feasibility studies, business plans ,valuations ,surveys. If we need outside professional help we must go to tender for this work. At stage 1 We need to provide the surveys report on costs and valuation. Evidence of community support and external support Information on current usage and future use and possible income generation Plans and cost of refurbishment Company accounts.	

If successful stage 2 provides funding to purchase the building. But not any construction or conversion costs. This is again different from what we had been told.

Energy Agency. At the consultants Paul Deans visit it was suggested that we look at installing a second set of solar panels to supply the external building. The current solar panel feed in tariff is paid to SAC for the next 9 years it may be possible to transfer this to the community. If new panels are installed the government have agreed that community groups can get the next 10 years income tariff. In order for community groups to get this they must apply by the 30th March.

Community Ownership Support Scotland

Malcom Cowie from COS is planning to visit the school later this month to discuss funding opportunities.

SAC Building condition survey

Tom Burns of SAC has informed us that SAC external surveys is planning to visit the school building next week.

Stage 1 Scottish Land Fund.

There followed a general discussion on the following points

1.If we need to employ an architect, surveyor, or structural engineers we need to go out to re tender. Re business plan land Fund have provided a template to be used to employ a development person to deliverer a business plan.

2. I pointed out that we had an appointed architect and QS who knew the building and had all the drawings. **Land Fund would require us to go out to tender.**

3. Options we use the funding we have, or we go to tender.? **It was agreed that PW and MC will investigate costs**
It was agreed that PW and MC would put to gather a Architects / QS/ Structural engineers brief to be sent out to local practices.

4 .Do we only then apply for business plan funding??
It was agreed PW will sent out requests to possible local firms who have the expertness in this area, before a decision is made to apply to Land Fund for development funding.

5. One suggestion that was made is converting the external building into an artist/ business centre to generate long-term income. Query is will a visitors centre attract enough income to sustain the building. Could a visitor centre be place in the main buildings. **Needs further investigation**

Will community groups be able to pay say £5.00 per hour to hire the facility?
What other income could be made. **Possible running costs would be advised by Energy Agency and developed in the business/finance plan**

6. We need to show the sustainability of the project and future sustainability this is highly important part of the assessment. **Very important**

7. That part of the conversion cost could be obtained from SAC hall fund depending on what SAC will grant towards the dilapidation cost. **Awaiting SAC Survey on building conditions**

PINWHERRY AND PINMORE COMMUNITY DEVELOPMENT SCIO

	<p>It was agreed that the School building would be opened to the community to view on Sunday 17th March</p> <p>Cllr Henderson said that we could make use of the Community Payback team for deconstruction within the building, the contact would be Gregor Scobie. At a later stage when the garden area was ready for being worked on SAC would provide help with things like compost.</p>	
6	<p>Development Officer. No news Assel Windfarm have has the application for the grant since December. C C to be asked again where we are with this.</p>	
7	<p>School Visit, Sunday 17th March 30 local residents visited the school buildings and made several suggestions.</p> <p>Could the original interior be kept in the old style Do not make the interior to modern. Could the main entrance with the disabled access be the main entrance. Can the space inside the main entrance be used to display art/craft local information. Can a new stair case be made to reach the upper floor.? Can the upstairs be made back into a flat? Can the toilets be made accessible as public toilets? Could the annex be converted into holiday accommodation Could it converted into an artist studio, Could it be converted into offices Can the two gardens be used by the community as allotments How will you alter the car park entrance Could we put up a small wind turbine at the back for power Can flowerbeds be put in the front Could local information be put on the front railings Do we need a hall carpet or a wooden floor Will it be high enough to play badminton? Will there be a coffee Machine.</p> <p>All these suggestions need further discussion and researched to be used in the business plan.</p>	
	<p>Meeting closed at 9pm</p>	
	<p>Date of next meeting 11th April 2019</p>	

Minutes approved Chairperson -

Secretary -