

## PPCDT Trustees Meeting Minutes

Thursday 9<sup>th</sup> June 2022 – 7pm Pinwherry Hall

Anne Berry (AB)	Trustee	Jack MacDonald (JM)	Member
Jean Wylie (JW)	Trustee	David Logan (DL)	PPCC
Janette Gates (JG)	Trustee	David Hall (DH)	PPCC
Anthony Hills (AH)	Trustee		
Brian Duffie (BD)	Trustee		
Marie McNulty (MM)	Trustee - Chair		
David Walker (DW)	Trustee		

**Apologies:** Joe Rigby

MM opened the meeting.

**Declarations of Interest:** None

**Approval of minutes dated 14<sup>th</sup> April 2022:** Proposed AB. Seconded MM

**Matters arising:** None

**School Building Works/Funding update:** See appendix 1 below

MM reported that the Trust was no longer liable for water rates for the former Primary School, following the writing down of the asset transfer value of the Community Field.

**Pinwherry Field Project:** AB reported that there has been no further progress with the mains water connection to the units. Jimmy Stewart (JS) to be asked to Liaise with the appointed contractor, Blacks. **Action: MM to speak to JS**

The Marquee has been erected and AB circulated a rough plan of where the raised beds, polytunnel and pergola are to be sited (South end of the field).

AB to contact local sawmills re sourcing and pricing raised beds and the pergola. **Action: AB to get prices.**

AH mentioned that the metal container is facing the wrong way to be winched onto a truck. AH is also pursuing removal of the old caravan chassis. **Action: AB to contact Kings scrap metal merchants to investigate removal of both.**

MM mentioned that Amey were looking for 'quick wins' in local communities and that they may be able to assist in path laying and other enhancements to the field. **Action: MM to pursue in her role within the Biosphere project and report back.**

**Pinmore Green Play Project:** DH gave an overview of the requirements for the play park. SAC are fully on board and the SAC liaison is David Loudon (DL). Initial consultation with parents has identified the desire for a play area, improved seating, a Multi Use Gym Apparatus (MUGA) and adult exercise equipment. As the area is owned by SAC, final permission for the project will be

required, however this is not anticipated to be a problem. As long as the total cost is under 200k, no planning permission is required. Ensuring that the equipment met with SAC approval in design and type, means that they will maintain it for the first 10 years. Final design and costings to be decided on. The Trust Project Officer will take forward funding applications as the Community Council are not empowered to fund raise directly.

A mail drop consultation will be made in the local community before a final design is proposed/agreed. **Action: DL and DH**

MM thanked DH and DL for their work on the project to date.

### **AOCB**

**Community Council Update:** DL confirmed that CC elections had been concluded. Signposts are to be reviewed and renewed where necessary. There is an issue with a locked gate up by Otter Cottage and SAC have been asked to pursue.

MM asked for details re CC funding. DL confirmed that as the accounts were in the process of being audited, no report was available.

DH confirmed that as the number of children resident in Pinmore has increased, the CC were pursuing the implementation of a 20mph speed limit.

CC are pursuing repair of the CCTV on the bridge over the Duisk

There being no further competent business, MM closed the meeting.

## **Appendix 1**

### **Pinwherry and Pinmore Community Development Trust | Project Officer Monthly Report**

**Mid May – Mid June 2022**

#### **Pinwherry School Project**

##### **Pinwherry School – Essential Repairs**

Gordon advises that the builders are currently finishing up the essential repairs and due to finish in the next week or so.

##### **Pinwherry School – Next Phases**

Over the past month or so, things have moved apace. PPCDT had a zoom meeting with the architect to discuss the most time-effective, cost-effective and outcome-effective way forwards with the redevelopment works, which will provide the greatest benefits to the community. Advice given concluded that the best option for this project is to split the second phase of the refurbishment into two stages:

- Phase 2.1 = refurbish the north end of the building, which encompasses the accessible toilet, meeting room, IT room and open place coffee/display space.
- Phase 2.2 = refurbish the remainder of the building, which includes the main hall, kitchen, entrance area, toilet block, store room and second accessible toilet.

The reasons (in brief) for phasing the remainder of the work are:

- No planning is required.
- Contractors are already on site, they have a thorough knowledge of the project and their equipment, tools and materials are already in place, for example the scaffolding.
- There is no need to re-tender for the work, as this was carried out at the beginning of the refurbishment works, plus it is unlikely that other contractors would be interested in tendering for the work at this stage as there is an abundance of work in more accessible, urban areas.
- The cost to carry out the first stage of the second phase of the refurbishment works (i.e Phase 2.1), is considered to be good value for money.
- Splitting the phase 2 refurbishment works will result in the north end of the building becoming accessible to the community earlier than anticipated. It will be possible for the community to use this refurbished part of the building safely and effectively, whilst the fundraising and subsequent refurbishment of the remainder of the building is carried out.

Gordon therefore asked Westgale to quote for phase 2.1 and the costs came back as **£65,808**. When factoring the fees, VAT and the building warrant fee the figures for Phase 1 and 2.1 combined, are as follows:

Item No.	Description	Cost
1	Phase 1 Construction Costs	£94,008.68
2	Phase 2.1 Construction Cost	£65,808.00
3	Fees for Phases 1 and 2.1 (less engineers fee within item 2)	£9,500.00
4	VAT @ 20% of items 1 -2	£33,863.34
5	Building Warrant Fee	£710.00
	<b>Overall Total</b>	<b>£203,890.02</b>

### Pinwherry School – Funding Applications

Unfortunately, both applications to the Swire Charitable Trust and the Tudor Trust were not successful. However, the Assel Valley Stage 2 application for £25,000 was approved.

The funding situation at present is shown below:

<b>Overall Total for Phase 1 and 2.1</b>	<b>£203,890.02</b>
Funding already drawn down - SAC Advancing Community Assets Fund	£106,710.00
Funding already drawn down - Pinwherry and Pinmore Community Council	£20,000.00
<b>Sub-Total Funding Short Fall</b>	<b>£77,180.02</b>
Funding Pledged – Carrick Futures	£25,000.00
Funding Pledged – Assel Valley Community Fund	£25,000.00
Funding Pledged – Hadyard Hill	£10,000.00
<b>Funding Short Fall</b>	<b>£17,180.02</b>

Therefore, considering the time-sensitive nature of the capital project and the reasons provided above, I have approached Clare Graham, who manages the Foundation Scotland grants, to ask to draw down and spend the pledged funding from Carrick Futures and Assel Valley Community Fund and Hadyard Hill for the first part of the second phase of the capital works (Phase 2.1).

There are a few conditions we've had to agree to, the most relevant being that funding can only be drawn down on presentation of an invoice and then the funder will pay the amount on the invoice, which will enable PPCDT to pay the builders. This process is acceptable to the builders and shouldn't be lengthy.

So far, Clare said that Carrick Futures has agreed to release the funding for Phase 2.1. Assel Valley and Hadyard Hill are requesting to see the Building Warrant, which Gordon advises we do not have yet as there are only two minor parts of the work towards the end of the project (the new structural

openings in the internal walls and the electrical installations), which require this. It's submitted, but will take 6 – 8 weeks to come through, however while we do not currently have a Building Warrant there is no risk to the project as a result of the process. I'm waiting to hear back from Clare on this.

After drawing down the above funding, this leaves a funding shortfall of £17,180.02 for Phase 2.1 and to meet these costs, I have submitted a funding application to Hadyard Hill, which is due to be considered by the panel on 8<sup>th</sup> June. We should have the outcome on Monday 13<sup>th</sup>.

Hopefully the Hadyard Hill funding application will be successful and the pledged funding also approved to be released and if so, this will mean that the builders will be given the go ahead for commencing Phase 2.1!

In the meantime, I am working on the funding applications for the final phase of the refurbishment works. Going on the original quote for the full refurbishment (£425,000 approx.) the figure for Phase 2.2 should be £221,110. This may increase (in fact it's quite likely to), due to the rising costs of materials and building costs, however for the purposes of the funding applications, this is the figure I am using currently. The funding streams for Phase 2.2 are Kilgallioch Community Benefit Fund for £40,000 and the Regeneration Capital Grant Fund (RCGF) – a Scottish Government fund – for £181,110.

I am in the process of the Stage 2 application for Kilgallioch and I am also writing the Stage 1 application for RCGF. The deadline for this is 17<sup>th</sup> June, with decisions in September and if we're approved to Stage 2, the deadline will be October, with the final outcome December 2022/January 2023. We would be required to spend the grant between April 2023 and December 2023, which should work out well with our outline timescales for the project:

Phase 1 capital works completion	Week commencing 6 <sup>th</sup> June 2022
Phase 2.1 capital works can commence	Week commencing 13 <sup>th</sup> June 2022
Phase 2.1 capital works duration	10 weeks approx.
Phase 2.1 capital works completion	Week ending 19 <sup>th</sup> August 2022
<b>Community Occupation of North End of building</b>	<b>September 2022</b>
Phase 2.2 Fundraising	June 2022 – January 2023
Phase 2.2 Capital works commence	April 2023
Phase 2.2 capital works duration	20 weeks approx.
Phase 2.2 capital works completion	End of August 2023
<b>Community Occupation of entire ground floor</b>	<b>September/October 2023</b>

What is key, is that the figure we apply for at Stage 1 of RCGF is relatively flexible at Stage 2, provided we explain the reasons for the difference/increase. So, if updated costs show a larger sum required for the final phase, we are able to ask for more from RCGF, so potentially £200k, maybe £250k. We also have other external funders we can approach if required and once the new Pinwherry and

Pinmore Community Fund is formed from the amalgamation of Assel Valley and Hadyard Hill funds, we will also be able to apply for more funding if needed.

## **Supporting the Trust**

Due to the intensity of the fundraising work over the past few weeks for the school, I've had limited time to spend on other Trust projects. However, by the middle/end of June, I'll have more capacity.

## **Newsletter**

I finalised the newsletter and it has since been printed and some hard copies distributed at the AGM.

## **Pinmore Play Park**

I have been speaking with David Hall from PPCC regarding plans for the new play park on Pinmore Green. David has already had a few meetings with some of the mothers locally regarding equipment, but he's now wanting to progress this and there are initial ideas for a MUGA (Multi-Use Games Area) and outdoor adult fitness equipment, as well as play park equipment.

I attended a meeting at Pinmore Green with David Hall, David Logan also from the Community Council and David Lowdon who is the Parks and Recreation Officer for South Ayrshire Council. It was agreed that a wider community consultation should be undertaken to obtain a better understanding of the wishes and views of the entire community about a new play park. PPCDT has said that we are happy to assist where we can.

David has since sent through a draft text version of the community questionnaire, explaining that the Community Council is undertaking this project and will be seeking funding, however it is not advisable for the CC to apply for funding, not least because they cannot own assets, nor is it the remit of the CC, especially when there is a local Development Trust. Over the next few days, I'll respond with comments and edits. I think we also need to bare in mind the overall costs, where the funding will come from and what is realistic for a community the size of Pinwherry and Pinmore, plus ensuring that sufficient accessible and sensory equipment included in the drawings.

