

## Extraordinary General Meeting

### MINUTES

Monday 13<sup>th</sup> June 2022

1930 - 2130

**Present:** Marc Day, Thomas MacPherson, Margo Wordie, Alan Duff, Callum Duff, George Wordie, Rachael Ashley, Robbie Laing, Christine Scott, Isla Scott, Frances Harrold, Eoin Harrold, Fiona Hill, Lizzie Hill, Andrew Mitchell, Hilary Wilkinson, Mike Tait, Hugh Montgomery, Robin Pakeman, Peter Mackintosh, Sue Brown, Ruth Right, Pamela Ingleby, Mark Hearn, Johnathan Laird, Claire Johnston, Larry Johnston, Paul Reeve, Sonsiret Reeve,

**Apologies:** Jack Ingleby, Nikki Yoxall, James Yoxall, Miranda Montgomery

1. Marc Day presented his findings. £1.2m to build a new hall. Costs of building increased. National Lottery now only give small amounts out.
2. The hall is used for 170 days each year.
3. Best way forward is to add sections to the building, and update what we have.
4. We cannot do the new build but we can do a really nice redevelopment.
5. Lots of fondness for the hall, but we need to cut our cloth accordingly.
6. Hall needs some TLC.
  - a. New gable end, to be rebuilt.
  - b. Historic cracking will need rectification.
  - c. Building is lightly insulated.
  - d. Toilets are cold and damp.
  - e. Lead work on the roof is no longer fit for purpose
  - f. Floor joists are failing and need adjustment
  - g. Energy Saving Trust: if we insulated the loft, 11% saving, 20% with wall insulation, new heating option required.
  - h. For every £1 we spend we spend 80p on electric/heating by November 2022.
  - i. Work needs doing on the open space.
  - j. From the Consultation:
    - i. Love the hall
    - ii. Wants more of it
    - iii. Events are supported by the community
  - k. Delivery, 4 phases:
    - i. Repair external façade and create community space/car park
    - ii. Drainage into community space
    - iii. Insulation needs to be done soon. Volunteers needed. (3 weeks)
    - iv. Extension: components of existing plans, take them out and bolt them on.
      1. Glazed entrance: assessment required for wall insulation. This needs to be advised upon by a specialist contractor
      2. Toilet block: requires building warrants
  - l. Outside to be reclad if necessary for insulation.
  - m. Kitchen will be repurposed and moved to the gent's toilet block. Ladies' toilet will become storage, and can also be used by the school.
  - n. Move into the old kitchen and green room, change ceilings etc.
  - o. Exterior work. A hub for the community. SSEC will provide grants for installation of a generator.
  - p. Sewage treatment plant will possibly be needed (to be confirmed by council).
  - q. Where have we got to so far:

- i. Re-development will be less than half the cost of a new build.
- ii. Dorenell wind farm, outside of their catchment, but have awarded £10k for access to the green space because we have Hall attendees from the Cabrach.
- iii. Glens of Foundland gave us £1k – this will pay for the insulation
- iv. Gordon and Ena Baxter Foundation in principle open to an application for £25k for kitchen refurb.
- v. Next 6-12 months
  - 1. £12k for outside space, sitting, outdoor events, bbqs etc. (National Lottery)
  - 2. Clashindarroch Wind Farm, bid in for outdoor space/car park and architect and roof, drainage and for toilet block and heating. End of September.
  - 3. Dorenell a further £28k bid for help with repositioning the kitchen.
  - 4. Cairnie Glass to help with moving the kitchen.
  - 5. Robertson Trust, £2k per bid.
  - 6. Edintore Trust
  - 7. Landfill fund, 13 trustees
  - 8. Mary Salmon trust (outside furniture)
  - 9. Tesco (blue tokens) – open to bids for a variety of uses.
  - 10. Garfield Weston Foundation
  - 11. William Grants
  - 12. Private donations, hall originally funded by private donations in the 20s
  - 13. Crown Estate funds
  - 14. Further three funders, (see Slides for evening’s presentation)
- r. What do we need, the more people help the faster we go. Things to consider are:
  - i. We need trades, general helpers
  - ii. Material donations
  - iii. Help required to put in bids for funding.
  - iv. Managing e-bike scheme
  - v. People to create and run events, we want the space to be used.
  - vi. Require people to fundraise.
  - vii. We get more funding from funders if we show how committed we are.
- s. Slides will be put on the internet from tonight for further reading.
- t. Over to Q&A but any questions please ask at any time.
- u. Rachael gave an overview of the funding already achieved.
- v. We need to be realistic and can only go as fast as the resources that we have.
- w. Mark Hearn, acknowledge huge amounts of work done already and questions/comments were noted as below:
  - i. Building warrant, new building warrant? For eg, Dorenell Wind Farm want to know that we have a warrant in place before they will fund anything.
  - ii. Hall plans are an asset. Not wasted, being used, cut and paste.
  - iii. Building warrant was funded by the Clashindarroch and Edintore Wind Farms.
  - iv. Architect, lean and efficient process for moving forward.
  - v. Margo commented that the add-ons now will be able to happen because we have the space for the car park area.
  - vi. Robin Pakeman noted that the number of doors coming into the hall may be an issue (can be discussed with the architect).
  - vii. The toilets need to be located for easy access to the main hall and the “green room”.
  - viii. Insulation and cladding, maybe the new bits could be engineered to be properly insulated to help the buildings in the long run. Energy Savings Trust, infrared heating panels are the way to go.
  - ix. Pragmatic answer to the issue, come up with something really smart (Hugh Montgomery) i.e. chunks to be done bit by bit.
  - x. Consider looking at solar panels for the hall electricity (TMcP)
- x. Key jobs to be done at the moment:

- i. Funding assistance
  - ii. Lifters and shifters
  - iii. Painters and decorators for the toilets.
  - iv. Plant hedging and grass seeding etc
- y. Please contact anyone on the committee if you would like volunteer for any roles in the refurbishment/redevelopment of Glass Hall.