

Glenmoriston Millennium Hall Management Committee

Minutes of Meeting 7th June 2021

Present: Clare Levings (Chair), Cherry Duncan, Patrick Ungless, Debbie Cox, Catherine Thomson, Lynne West, Robert Ungless, Christine Macdonald and Carol Pritchard.

Also present: Lee Cox

1. **Outdoor market** – Lee Cox presented his ideas and initial findings on having a wooden shed that could be used by a variety of people or groups to sell goods, crafts etc to passers by. This would not be in competition with the local businesses. A fee for its use could be charged by the hall. Approximate cost of setting up by purchase of shed and installing it on a base - £4,000. Would need planning permission.

Action: Query over ownership of that piece of land – Pat will ask the solicitor acting for us on the SCIO to undertake the necessary searches – probably owned by Highland Council or the old Glenmoriston Estate.

Action: Lee to undertake a survey of the local groups such as craft club, scouts, guides etc to see whether they would want to use such a facility and when, what would they be prepared to pay etc. If he would like to test interest Lee may also use a table and gazebo and invite local groups and people to test it out.

2. **Apologies:** Hugh Watt, Phil Mansell, Agnes Bell, Stella Barter, Jean Plater, Graham Wood, Jeff Dymond. Jeff Dymond has resigned from the Community Council and is therefore no longer our CC representative. He is willing to deal with any required paperwork.

3. Minutes of previous meetings since October 2020

Proposed by Catherine and seconded by Lynne

4. Booking Secretary's Report

When indoor exercise was permitted Debbie started Zumba classes with limited numbers – from 19th May. Places have to be booked on a weekly basis.

Elaine Minshull started Yoga classes on 2nd June. At present numbers are not high but will be limited if necessary.

Craft Club started on 5th June. There were 12 attendees sitting at separate tables.

Art group starts this week and will use the meeting room as there are only 4 people.

The kitchen is not in use at the moment and people are asked to bring their own drinks.

The application for the Public Entertainment Licence has not been granted yet. There is an outstanding certificate for the PAT testing and electrics that we have to provide by October. The work is being done.

5. **Treasurer's Report** – there were no questions on Pat's report showing minimal income and the usual expenditure for the period 1 September 2020 and 2 June 2021 – overall "loss" of £7,550.31 for the period.

6. **Caretakers Report**

Graham was not present but had sent a written report as follows;

"There is still very little activity in the hall from a booking point of view however I have been kept busy organising replacement of a number of emergency lights that I noticed were failing.

I then organised a complete check of the electrical system following problems with The Highland Council licensing office, while the electrician was there he carried out a drain down of the emergency lighting system which identified further problems which will shortly be rectified.

I arranged for the two oil boilers to be serviced and a gas safety check to be carried out this was all done a couple of weeks ago when various repairs were done on the toilet boiler, this then failed about a week ago, yet another part had failed, the engineer then found another problem which entailed the oil supply pipe having to be flushed through due to a build-up of silt. Again, this year, the engineer identified that the oil tank was too close to the building and not compliant with current regulations, perhaps while other alteration works are ongoing it would be a good idea to relocate the tank, this is a long standing problem.

but The two UPVC fire doors could do with some attention as both appear to be distorted and not sealing properly when closed which will lead to heat loss, repairs may not be possible and replacement may be required, perhaps this could be done instead of some of the unnecessary toilet 'improvements'. This is another long standing problem.

The external handle on the main entrance door has been forced and badly damaged I have changed it for another, I do not believe that this was an attempt to break in probably just frustration at not being able to access the toilets, perhaps it would be a good idea to have an external sign making it clear that the toilets are closed."

Graham was not present to answer questions has been very busy at the Hall. Query raised about whether the fire alarm issues have now been resolved so that it can accurately be seen which area of the hall an alert refers to. **Carry this query forward.**

7. Update on Public Toilets and Elsan Tipping Point (ETP)

Pat gave an update and had circulated paperwork before the meeting. We cannot announce it yet but we have been awarded the RTIF funding for the whole project which is part of a Loch Ness strategic joint bid primarily focused on tourism facilities. The RTIF application included external works to the Hall drainage system, internal refurbishment of the toilets and an ETP.

Under the terms of the RTIF Agreement we will be committed to including the ETP and continuing to operate it for the 20 year term of the RTIF agreement. If we want to remove the ETP from the project there is a process that requires us to make a request to THC which has to be approved by Visit Scotland. To do that we would need to demonstrate real and tangible reasons for doing so with a possibility of prejudice to the entire award, including the part for Foyers.

- THC no longer willing to manage the ETP, despite saying they would in the application. Reason apparently because it would not be attached to mains drainage.
- FAGCC have indicated that the Community Caretakers would be prepared to include the ETP in their maintenance schedule
- Design needs to be changed to include provision for grey waste as well as black waste in accordance with newly published regulations, probably by a soakaway which is separate from the toilets' soakaway
- We were never happy with the proposed siting of the ETP
- There is potential to make an income from the ETP
- Building control have to agree the plans for the public toilets and ETP before tenders can be put out. Might not be able to award tenders before September.

Decisions made:

- a) Not to request removal of the ETP from the project as we cannot demonstrate real and tangible reasons to do so and it would probably lead to all the funds being withdrawn for us as well as for Foyers.
- b) Ask whether the ETP could be re-sited at the far end of the car park instead of the current planned position.
- c) Try and keep work on ETP separate from work on the public toilets so that progress on the toilets is not held up by any changes needed to the ETP.

8. Update on SCIO and publicity

The application was submitted to OSCR on 19th April, not had a response yet.

It has been confirmed that the title to the land on which the Hall is built was transferred to the Trustees in 1947 but the plan is unreadable and needs to be redrawn. Waiting to hear from a surveyor. Part of the title deed states that if the land is to be disposed of (e.g. transfer of title from Trustees to SCIO) then first refusal has to be given to the “old” Glenmoriston Estate, which does not exist! Solicitor assisting with title queries and advised that a few changes should be made to the constitution and paperwork before it was submitted.

Publicity – a draft flyer and logo have been prepared. Consideration still needs to be given to some of detail of SCIO, such as membership applications and what detail we may ask members to provide about their interests, skills etc. May need a membership secretary. As there are still questions to be considered it was thought too early to issue any publicity about the SCIO in the next edition of Ness News – will consider it in the September edition. Sub-groups working on these matters.

Lynne will circulate the information about the responsibilities of a Board Member on a SCIO so that we are informed of the responsibilities attached to the role.

9. Hall Reopening/future events

As can be seen there are now some activities in the hall but it is still difficult to plan around the ever changing Covid regulations. Work on the public toilets may also adversely impact on use of the hall and the timing of this is unknown at present. Pencilled booking in for a Quiz for 24th September – people to sit at fixed tables. There is a provisional booking for a heritage event involving music from Glenmoriston for 17th September. Other events such as Film Night or Hogmanay may have to be organised at short notice depending on the circumstances and feasibility at the time.

10. Any Other Business

There was no other business

11. Date of the Next Meeting – to be arranged when required