

<b><u>Glenfarg Village Hall</u></b> <b><u>16 May 2018</u></b>		
<b><u>Agenda Item</u></b>	<b><u>Minute</u></b>	<b><u>Action</u></b>
<b><u>Present:</u></b>	Cedric Wilkins, Kerry Davidson, Mac Stewart, Mark Crossey, Kate Armstrong, Robert Morton, Christine Morton, John Armstrong	
<b><u>Apologies</u></b>	Robin Watson, Jean Andrew, John McKibbon, Tanya McKibbon, Jim Eodanable	
<b><u>Minutes of previous meeting</u></b>	<ul style="list-style-type: none"> <li>Minutes of previous meeting (14 March 2018) approved.</li> </ul>	
<b><u>Matters arising</u></b>	<ul style="list-style-type: none"> <li>Mark explained that funding had been received for acoustic panels but he was ensuring the quality of the product they intended to buy is of a good standard.</li> <li>The gate to the side of the hall is again broken with centre panels smashed. The committee is concerned the broken gate is causing a problem with stray dogs being able to access the grass to the rear of the hall and using it as a toilet.</li> <li>Robert had noticed a couple of screws loose on some of the new chairs in the meeting room. Require checking.</li> </ul>	<p><b>Mark / John A</b></p> <p><b>Ced / John M</b></p> <p><b>Robert / Ced</b></p>
<b><u>Minutes of Constitution Sub-Committee meeting 2 May 2018</u></b>	<ul style="list-style-type: none"> <li>Following a meeting of the sub-committee, established to consider the proposed change of the management of the hall to an incorporated body, the formation of a SCIO using a SCVO template was recommended.</li> </ul>	
<b><u>Reorganising the charity</u></b>	<ul style="list-style-type: none"> <li>It was felt by the committee there were a number of good reasons to form a SCIO. This includes the existing trust deed being outdated and the need to limit the liabilities of the committee members.</li> <li>It was agreed the SCIO would offer the same benefits without going down the Co Ltd by Guarantee route.</li> <li>The SCIO structure would be two tier – a board and membership – reflecting the current set-up.</li> <li>As a SCIO, it would be necessary to keep a record of members who would need to register their desire to join and advise when wished to leave. Members require to be resident within the community council area.</li> <li>It was agreed there may need to be some consideration given to the exact specification of</li> </ul>	

	<p>the geographical area this covered and how best to define it (e.g. postcodes), as well as how termination of membership would be determined.</p> <ul style="list-style-type: none"> <li>• In order to change to a SCIO, it is necessary to adopt a different name – ‘Arngask Village Hall’ was agreed (although can retain ‘also known as Glenfarg Village Hall’).</li> <li>• Ced has completed the application to reorganise the charity / establish a new company highlighting the reasons for the change.</li> <li>• It will be necessary to write to the property trustees (Capita) outlining the changes. Three signatories are required for the ‘Declaration of Charity Trustees’ and Ced, John A and Robert agreed to sign.</li> <li>• Ced has already had preliminary contact with Capita advising them of our intention to apply to change to a SCIO.</li> <li>• A SCIO can be set up and the hall’s assets can be transferred to the new SCIO once formally ratified at the AGM in September 2018.</li> <li>• A lawyer will be required to oversee the transfer of assets.</li> <li>• Ced will keep the committee fully informed as the process continues.</li> <li>• The Committee agreed to establish a new SCIO and to progress take forward a Re-organisation Scheme with OSCR. This would be put to the AGM for formal ratification.</li> </ul>		
<p><u>Hall Development</u></p>	<ul style="list-style-type: none"> <li>• Whilst some members of the Hall Committee were also, from time to time, members of other organisations, possible conflicts of interest usually could usually be managed by a clear declaration of interest. However, there was raised an issue regarding a member of the committee who was also a Director of the Glenfarg Community Company. It was felt that this conflict of interest could only be resolved by that member retiring from either the hall committee or the Board of the GCC.</li> <li>• Following the sad death of Mrs Jean Ross, Ced met with Mrs Ross’s family to discuss the possibility of purchasing the Old School House to create a ‘social hub’. The social hub would allow the hall to meet the changing needs of the community . (See below for further detail on proposal.)</li> <li>• An application for funding would need to be made to the Scottish Land Fund and Ced has made preliminary enquiries as to the requirements. The case officer advised the hall</li> </ul>		

	<p>committee:</p> <ul style="list-style-type: none"> <li>• would need to be prepared to use some of our own resources;</li> <li>• would be able to fast track the application if we do not apply for Stage 1 money;</li> <li>• the "post acquisition" spend is an area of "high risk" and we will need to be able to mitigate that risk by getting accurate estimates of cost and by showing where the necessary resources might be found;</li> <li>• would need to show strong community support;</li> <li>• will need to be definite about what it is we intend to do with the building (i.e. be clear about what a social hub is);</li> <li>• can apply for a maximum of 95% of the acquisition cost (but there is no support from SLF for post acquisition expenditure);</li> <li>• in Stage 2 will need a Business Plan and much more detail about the building and its potential for conversion.</li> <li>• The needs of the community will be defined following community consultation. The Committee approved a questionnaire which Mark will publicise using all community communication methods, including the Glenfarg Grapevine and newsletter. The survey can be filled in at the village shop.</li> <li>• Given the fact the Glenfarg Community Company may be looking to secure funding from the same sources for their project, it was agreed the hall committee should, at the earliest opportunity, seek to discuss with them the best way to move forward for the benefit of the community as a whole.</li> <li>• Following a discussion, it was agreed the committee would press ahead with attempts to ascertain community support and, given the time pressure, all necessary steps should be taken to ensure the hall committee is in the best possible position to secure the property when it comes to market.</li> </ul>		
<u>AOB</u>	<ul style="list-style-type: none"> <li>• There were no AOBs.</li> </ul>		
<u>Dates of future meetings</u>	Date of next meeting: Wednesday, 13 June 2018 <b>at 7.30pm.</b>		

There is growing social isolation in Glenfarg owing to the closure of the last remaining hotel and its various facilities which, besides accommodation, included dining and meeting rooms, function room and bars. There is now nowhere to meet, eat or drink in the village. Following the hotel closure, a group was set up to fight the closure. This group is now pursuing private sector support for licensed premises at a site on the garage forecourt adjacent to the hall. <http://glenfarg.org/Community/socialhub.shtml>

The Village Hall itself meets some of the needs of local organisations for activity space, but it cannot meet the need for informal social meeting space, serviced functions, or for dedicated rooms for different activities.

The Old Schoolhouse adjoins the Village Hall (which was the former Primary School). It is a domestic property linked to the main hall by a door which has been blocked up. There is an extensive garden to the rear of the house and this shares a boundary with the garden and car park of the hall. The property is now available for purchase by the community. Acquisition will allow the hall to meet the changing needs of the local community through the provision of a social hub. The property is soon to be put up for sale so there is some pressure of time.

The social hub will comprise a community café open for morning coffee, lunch and afternoon tea. It will also offer food on three evenings per week. Besides the café, the Schoolhouse will offer much needed additional storage space for the hall, and the rooms will be available to a variety of clubs. These needs will be defined following community consultation. Evidence that the community would support the social hub can be seen in the Community Survey conducted in 2013 and in the strong support for the coffee lounge and “pop-up” pubs and restaurants being run in the village hall committee by volunteers in the wake of the hotel closure