



**Minutes of the Meeting of Skirling Village Hall Committee
held at 7.30 pm on Wednesday 26 June 2024**

Present:

Paul Barlow, Peter Davies, David Gass, Bob Hunter, Karen Lamb (Minutes), Katy Miller (Treasurer), Sarah Sinclair (Chair)

1. WELCOME & APOLOGIES

The Chair welcomed everyone to the meeting.

Apologies received from Derek Jardine, Andrew Clark, Hannah Crowe, Francesca Stuart, Julie Devine.

2. MINUTES OF THE LAST MEETING – 31 JANUARY 2024

Agreed to be an accurate record.

Since the last meeting there had ben a maintenance morning (17 March) which included the health and safety checks.

3. FINANCES

The account was sitting at £24,965. Members were reminded that £12,965 belongs to the village hall (there is £12,000 for the playpark group). Also, £150.00 belonging to the lunch club.

KM reported that the funds were down £2,900 on where we were last year at the AGM. Electricity costs, phone line (broadband) and cleaning charges cost around £460.00/month. Income is around £300-400/month. Occasional maintenance is covered by income.

SS confirmed that the hall was due some monies back from heating, approximately £300.00. It was proposed that either charges be increased or there needs to be some fund raising. We want to move to a position where income covers expenditure.

4. HEATING COSTS AND FUTURE HIRE CHARGES

Heating costs were on a fixed rate for the period 2021-2023. Rates of 15.56p per kwh and 17.8 p per kwh increase by 31p in July. This year SS has negotiated 26.9p per kwh for both so a small drop in energy costs is due. This is for 3 years.

Hall hire has not increased since 2015. Currently £12.00 session for small hall £5.00 for kitchen per session and £18.00 large hall per session. For longer lets or a series of bookings it was £12.00/hr e.g. Tai kwon do. It was felt that £7.00 may be more appropriate for the kitchen. Session is 3 hours.

An idea of what other halls charge would be useful. KL commented that the small hall in Broughton was £20.00 per session (for film club - approx. 3 hrs) and that a local outdoor centre charity rate was just under £17.00/hr for a classroom hire.

5. MAINTENANCE

A door lock for the main hall had been put on.

KM would chase the joiner regarding the skirting board.

The window in the main hall had been fixed.

The store room in the main hall had experienced water ingress (puddles) due to gutters at the rear of the building being full. This has been cleared of vegetation and the store dried out. PB agreed to check monthly to avoid future similar incidents.

There would be further vegetation cut back in the autumn.

BH would take forward investigation to replace gutter with larger one.

David Murray electrician has undertaken to see what fans would work best for main hall (push heat down).

Insulation/new floor. Before proceeding quotes to be sought to survey what is under floor. Jack Sinclair will see if the asbestos company will look at it. Any work would take place during the summer when there is less hall use. BH did not feel it would take long to do; also to request the survey report so that we can use it for any other supplier quotes.

SS will arrange connected smoke alarms.

Members were asked to consider whether small scaffold/platform would be useful for the hall as a safer alternative to ladders.

6. COMMUNITY DEVELOPMENT TRUST

DG brought members up to date with the Community Development Trust formation and submission of an application to OSCR last week to be an SCIO. This is the next phase of the Skirling Community Action Plan. Part of the reason for this entity is to be able to employ someone in the role of Community Development Officer to take forward the Community Action Plan.



Reasons for formation are:

1. To be able to employ person/s
2. As an entity to hold the orphaned land within the village
3. Possible opportunities in the future to take on/manage other funds such as the Pauline Fund. I Hunter and other trustees have discussed making this a common good fund
4. Be the entity that holds the playpark fund
5. Could own assets on behalf of the community of Skirling

The Community Development Trust is for the benefit of Skirling in the Community Council Area and all inhabitants. Everyone would have the opportunity to be a member of the Community Development Trust (or not, as they choose). If approval is given then there will be a membership form.

The membership/quorum will be 10 people, minimum. The Trust would be governed by a Board of Trustees (min 5 max 8). They would be elected every year by the community and by membership for 2-3 year terms. 5 x elected, 1 coopted from the community council and 1 from the village hall, 1 other from the church or with a particular skill set. Balance of power is with the trustees rather than the village.

The development worker would be based in Skirling. The 2 main charitable objectives are to promote development of the community of Skirling and to relieve poverty.

There are other powers which they may or may not use such as acquire land, employ people work with partners etc.

DG is aware that not all villagers are aware of this happening. DG, Isobel Hunter and Derek Jardine are current trustees but they would want to move to election of others as soon as possible. The community development trust will need to report to OSCR on achievement of goals each year. The community action plan has 5 themes.

A job description for a community development officer is being drawn up. Windfarm funding might be available for this. Lorna at Borders Community Action has also been very supportive.

All this has particular relevance for the hall committee who are able to become a trustee and also in relation to future development of the hall. The Hall Committee may find it useful to sit as a sub committee under the structure of a Community Development Trust.

The legalities of the relationship between the bodies would need to be clear. The formation of the Community Development Trust would be publicised via Kirk Matters, website, social media as a Community Council initiative.

Regarding the legalities SS will liaise with Lorna at Borders Action to see what would be required to do this and take any advice on the pros and cons of being part of the Community Development Trust. This is of relevance in relation to the village hall and what would happen if something happened to the community development trust.

7. HALL LEGAL STATUS

The above item led on to the requirement under Scottish legislation introduced in 2022 – Register of Persons Holding a Controlled Interest in Land (RCI). It requires transparency about those who makes decisions about management and use of land, even if not the registered owners. It is an offence not to comply. It requires all trustees (ie committee members) to register and when new trustees join. SCIOs, as they will already have this information, are not required to do this. In view of this the hall no longer being a trust but changing to a SCIO would be an advantage. The option could be as above to become a sub- committee of the Development Trust SCIO as in previous item or to do separately. It requires several steps including a new constitution and conveyance of property to the SCIO and can take sometime . SS will as above speak with Lorna and will report back.

PB was keen to look at the constitution regarding this and would keep people informed of any findings.

The constitution can be altered/updated at the AGM if required. There is a standard charity templated that can be adopted.

8. COMMUNITY TARTAN

SS had emailed out to members about the community tartan which was being offered as a memorial to those lost through COVID. A framed sample was on the way to the hall and more can be ordered if required.

9. FUTURE EVENTS

Not discussed.

10. AOCB

PD asked that groups booking the hall be asked not to touch the table tennis tables. There had been some damage to a table by a group using the hall. There was also a risk of injury if catches not properly engaged. It was felt best to advise users not to touch the tables and a suitable notice would be put up also. PD could also move table if required/in the way for events.

Next meeting to be September. Date to be arranged.