

Tynninghame Village Hall & Community Committee (TVHCC)

Minutes of Meeting

Monday 16 January 2023

In Tynninghame Village Hall

Present - Erica Wimbush (EW, Chair), Carol Crowther (CC), Shireen Green (SG, Secretary), Ali McGregor (AM), Tim Harper (TH, Treasurer), Danny Wight (DW) and Hall keeper Eric Martin (EM). Local resident Rhys Green attended as an observer.

1. Welcome & Apologies -

All members were present. Georgina Weston (GW) of Galbraith's was an invited attendee. Galbraith's update was brought forward to item no 3.

2. Minutes and Matters Arising

Minutes of the previous meeting were approved by AM and seconded by CC.

A number of items for action were already on the agenda.

The Communication item will be carried forward and will include communication with clients.

3. Galbraith's update

External Repairs to Hall:

- a) Roof. GW confirmed the following items have been actioned or completed
 - Archie Thorburn will complete chimney repairs in April when weather is warmer.
 - Archie Thorburn has replaced slates in roof on 13 Jan 2023. Hall to be checked if leakage continues. At beginning of Feb GW with check with Archie Thorburn that all roofing is fixed. **Action: EW/GW**
- b) GW confirmed that rotten window sills are scheduled to be repaired by Kevin on 23/01. Toilet window to be checked for rotten wood and reported. **Action: EM-immediate**
- c) Planter boxes for external stair will be measured by Kevin and planted up by Ricky.
- d) External paintwork: Ian Hulme is booked to do all paintwork on Hall external wood: windows, doors & notice board.
- e) Gravel chippings were requested to be purchased for lane and back of Hall.

Cricket Pitch

- The Cricket Pitch is an agricultural field that is currently freely available for community recreational use (mainly used by local dog walkers). The Tynninghame Estate (Ricky) currently mow the perimeter of the cricket pitch regularly in summer and the Estate arranged and paid for the other parts to be mowed in late summer 2022. This arrangement will not continue. TVHCC has an interest in maintaining the Cricket pitch field as a community recreational space and has offered to take over responsibility for maintaining and mowing the cricket pitch field. Mowing would cost around £600-£800 p.a and be the responsibility of TVHCC. TVHCC has requested a simple written agreement with the Estate to this effect.
- GW presented two options for the written agreement. A basic agricultural agreement which would simply cover mowing or a 'licence to occupy'. Both would be for 8 months only. Tree planting would require extra permission as would any other activity.
- TH proposed that these written agreements had no benefit over the current situation. It would mean that TVHCC is responsible for paying for the mowing without any security beyond 8 months. The main beneficiaries were dog walkers who might not be willing to contribute to costs.
- Other views were that the agreement might make the Estate less likely to pursue change of use in future. A timely reminder is that the cricket pitch is classed as agricultural but the football pitch is not but it is in a conservation area which probably limits its change of use.
- A draft mowing agreement will be circulated by email for further discussion by TVHCC. GW will send the draft agreement to EW for further consideration by TVHCC members at their next meeting. **Action: EW/GW/TH**

Land for a CSA (Community Supported Agriculture)

DW led a discussion about this item with regard to a proposed CSA potentially leasing some land from Lord Haddington. The Sustaining Dunbar sub-group initially approached the Estate to explore whether it might be possible to lease the Fallow field behind Braefoot. GW said she proposed this to Lord Haddington but he suggested that the Football field should first be considered, since it adjoins other 'community' land (the Cricket Pitch). The Committee were asked for their views. The general consensus was supportive of the CSA concept but concerns were expressed about siting a market garden on the Football field which is currently used for dog walking and other villager activities. Several problems were raised: problems with parking; the safety of vehicle access onto the busy A198; the visual impact of a market garden and the financial impact on property prices. Some of these problems might also apply to the Fallow field.

Access path to Binning Wood

GW confirmed that work was ongoing to open up the Core path from Tynninghame to Binning Wood. She said that the EL Access Officer now has funding to create access at the Tynninghame end of the path along the edge of the Fallow field and on to the margin of Quentin Gray's cereal field.

4. Hall Reports

A Hall Management report from CC was pre-circulated and the following points discussed in more detail:-

- a) Storage issues
- b) Crockery quantities
- c) Updating of documents
- d) Regular maintenance schedule

Hall keeper report

The Hall keepers report was pre-circulated.

- a) Hire of the Hall has generated an income of £15,000 in 2022.
- b) Logs have been ordered but prices have increased considerably therefore an increase in charges for logs was agreed and will be in the overarching review later in the year.
- c) Income from use of logs needs monitored. **Action: EM**
- d) A reduction in the number of Hall volunteers has resulted in the Hall keeper increasing the number of hours worked to c 15 hours per month. At present the Hall budget can cover this but it will require monitoring. **Action: TH/EM**

5. Hall Refurbishment Report

An update on refurbishment progress was pre-circulated by EW.

The refurbishment of the kitchen is now largely completed with a few outstanding jobs. It was agreed to no longer have Hall Refurbishment as a regular Agenda item and to focus more on Hall maintenance.

EW recommended that the Committee's attention should move to marketing the refurbished Hall with a view to securing more regular rentals during the week and small catered events. EW recommended establishing a small marketing group to help with this work making use of local expertise.

6. Treasurer's Report

An updated financial report was pre-circulated by TH and the following noted:-

- a) *The accounts:* These are in a reasonably healthy position although a list for potential purchasing needs to be prioritised. **Action: TH/EW/CC**
- b) *Energy costs:* A smart meter is to be installed to allow monitoring of energy use. **Action: TH.**
- c) *Wedding price:* It was suggested and agreed that the 3-day wedding package would now be increased to £1000 for weddings booked in 2024 with immediate action. Weddings already booked or partially agreed will be honoured at the quoted price. The new price will apply to new bookings or enquiries. **Action: TH/EM/SG**
- d) All other costs will be reviewed as per annual review timetable. **Action: CC/SG**

7. Community Engagement Report

A progress report was pre-circulated by CC and the following highlighted:-

- a) Success of recent events was highlighted.
- b) Planning for forthcoming Burns Night needs to be actioned: **Action: EW/CC**
- c) A new programme of community events will be progressed shortly: **Action: CC**
- d) Costings and source of funding for new defibrillator and cabinet has been progressed and we now have confirmation of funding secured from DCC and matched with funding from St Johns Ambulance.

8. Dunpender Community Council (DCC)

A progress report was pre-circulated by DW. The following was highlighted:

- a) Construction of the East Linton station is proceeding well and should be completed on time by March. However, the bad news is that use of the station will be held up by lack of progress with replacing the Markle rail crossing. Despite this, the Council and Network Rail still anticipate the station being in use by April '24 since this is their obligation to the Scottish Government.

9. Website & Communications

- a) A summary report on the TVHCC Hall Website was pre-circulated by SG.
- b) Forthcoming events will be updated in the calendar and circulated to the community in a newsletter. **Action: SG/AM/CC**

10. Dates of future Committee meetings

The date of the next Committee meetings will be: AGM on Friday 14 April 2023.

An extra ordinary meeting should be held prior to discuss AGM before this date. **Action: EW/SG**

AOB: AMcG informed us that she would be stepping down from the committee, but would continue to support community events. Shireen also intimated that she would like to hand over the Secretary's role to another member. She would like to continue as a committee member and to support the website and community events.