**Balloch Community Association**

**DRAFT Minutes of Committee Meeting on Wednesday 28 April 2016**

 **Present**: Billy Lowrie, Linda Lowrie, Jenny Card, Morven Reid, and Lorna Robertson. Also in attendance was Allan Robertson (as a sometime replacement for Lorna Robertson, as intimated by Lorna at the AGM during the re-election of the committee).

**Apologies**: Isobel Brill

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| **Item** | **Discussion** | **Action by** |
| **1.** |  | **Minutes of meeting on 1 February 2016** |  |
|  | 1 | Adoption proposed by BL |  |
|  |  |  seconded by MR |  |
|  | 2 | Matters arising – MR had been unable to contact SSE regarding an inquiry about the possible use of the hall in the event of an emergency.  |  |
| **2.** |  | **Cheryl Heggie dancers – reduced rate for charity show rehearsals.** |  |
|  |  | Cheryl Heggie had requested that her hall rental rate be reduced from ‘commercial use’ to ‘community use’ for her additional use of the hall for rehearsals for the Hospice Charity show.After discussion it was considered that the reduction of £2.00/hour would not be granted.  |  |
| **3.** |  | **The Highland Council’s request for the use of the hall for Balloch School pupils as a temporary kitchen and dining room during the extension of the School’s present facility.**  |  |
|  | 1 | MR explained that the Council had previously approached the BCA for the use of the halls and kitchen for serving meals for 9 weeks (which may over-run) of school days while the school’s new kitchen was being built from late June till October 2016.   |  |
|  | 2 | BL had already reached agreement with the Council’s contractor for the use of land adjacent to the hall for the contractor's temporary offices etc. When the contractor left the site he would leave his area covered by compacted hardcore over-lain by gravel and bordered with heavy timber kerbing. |  |
|  | 3 | The School ‘s use of the kitchen would be between 08.00 and 14.00 Monday to Friday with exclusive use of the halls from 11.45 till 13.30, and full-time sole use of the former committee room for a fridge and freezer. The Council would clean the premises, including the toilets, at the end of each day’s use. |  |
|  | 4 | The other Hall users who could be affected were:  Toddlers – who would mainly expect to be out of doors during summer months and whose equipment would be stored in a trailer outside; Child minders – could accommodate the shorter morning hours; Ness Quilters – they would have to vacate the hall by, or before, 11.45, before their normal finishing time; [and, after a post-meeting discussion, the  Snooker Club – whose access to the Hall toilets when pupils were in the hall may be subject to the School’s safety requirements.] |  |
|  | 5 | MR and BL had each prepared estimates of what the Council should be charged for its proposed use of the Hall based on the BCA’s letting rates.Bl was concerned at the un-quantifiable risks of damage and wear and tear by the heavier usage than for normal lets, and by the possibility of excessive consumption of gas and electricity for cooking and the constant running of the electric fridge and freezer in a small room. BL chose the lower end of the range he had calculated and considered that £110.00 per day would be fair.MR emphasised that the let would be on the basis of the School’s cleaning and taking good care of the premises and fittings in accordance with a well-specified and supervised contract between the Council and the BCA. She considered that a fair charge would be between £72.50 and £75.00 per day. |  |
|  | 6 | During a discussion of the charge to be levied on the Council BL noted that for Government and Council Elections the fee of £400/day was charged. JC noted that gas and electricity charge rates were 4.197p/kWh and 14.624p/kWh if required for charging, and for comparisons the bills in 2015 for the July-October quarter were £208.57 for electricity and £320.89 for gas.There would be serious practical difficulties in trying to separate the Council’s from the BCA’s gas and electricity consumption, such as between heating and cooking, or between lighting and refrigeration.The BCA’s responsibilities in serving the Balloch community were considered: the desirability of assisting the local authority and protecting the community’s assets.Two months of day after day wear by 230 pairs of feet, in all weather; moving benches and tables; the industrial use of the new cooker; kitchen ventilation; and running a commercial fridge and freezer in a small unventilated room; were all quite different from the Hall’s normal usage. The careful supervision of children and the standard of cleaning by users after every day’s use may mitigate the effect of the heavy use.  |  |
|  | 7 | It was agreed that the contract between the Council and the BCA would be governed by the normal conditions for letting the Hall. |  |
|  | 8 | LR suggested that a compromise between the two estimates of charge rate would offer an answer not widely different from MR’s and BL’s proposed charge rates. AR commented that averaging separately obtained estimates based on different allocations of and attitudes to risk would normally be seen as reasonable.  |  |
|  | 9 | A rate of £95 per hour was suggested for consideration and comparisons made of the incomes resulting from that and the upper end lower proposed rates.  |  |
|  | 10 | It was accepted that discussions with the Council would continue based on a rate of £95.00 per hour  | BL |
| **4** |  | **Date of next meeting - Monday 30 May 2016** |  |
|  |  | Agenda items to BL and LR by 23 May 16 if possible.  | All |