

CORNHILL COMMUNITY ACTION LTD

Minutes of meeting on Tuesday 26th October 2021 at 17.00 via zoom

1. Trustees Present: William Carrington
Elizabeth Devon
Martin Devon
Anne Legge
David Richmond
Oliver Wright
Steve Wright

2. Minutes of the meeting on 4th March 2021 were agreed and signed by Martin.

3. There were no matters arising which were not on the agenda.

4. **Planning application** - Martin reported that this is proceeding slowly. The results of Pre-Planning Application was received on 4th October. It is 26 pages long but its conclusion states that *"Having considered the content of your enquiry, I can summarise that the principle of the development would be acceptable. The proposals are considered to be in accordance with the development plan. In the event that a planning application is submitted, it would be likely to be looked upon favourably."* and *"Overall I am very supportive of this development to create a new community resource"*. CPC agreed that Martin should now make the formal Planning Application which he is currently doing.

Martin explained that the feed-in tariffs for the installation of solar panels have been withdrawn so the pay-back period is now around 20 years which makes the installation uneconomical.

Martin also mentioned that a tree, now identified as Bird Cherry, needs attention. The trunk is bifurcated with one half leaning over and on the roof of the building. Anne suggested we contact Stewart Ord (Station Gardens) to have the branch removed. Martin will do so once we own the site.

5. **Funding** - Steve reported that we can apply for funding any time now. The deadline for NCC's Community Chest is 12th November. It takes 3 months to receive a response from funders like 'Awards for All' so Steve will make 3 or 4 applications in the hope of having one positive result.

In August 2020, Martin wrote the estimated cover price for the refurbishment of the building - <http://ccal.uk> However, he will now update this and send it to Steve. Elizabeth will put the new figures on the CCA chronology website.

6. **Building** - So far we have an estimate of costs from Steven Lackenby of Duns. The trustees recommended that we also contact:
K. Dixon, Building Services, Berwick
Graeme E. Hope, Roofing and Builder, Berwick
Matt Lee, Wark (*could not find a website for him?*)

Because of the difficulty of not having access to the building, Martin cannot complete a definitive list of what has to be done. He therefore suggested we ask builders for labour rates. On reflection, however, Martin has decided to ask for the keys so the various builders can look around in order to make their estimates.

7. **Publicity** - Oliver reported that the Cornhill Centre website is now https so is a secure site. He made lots of excellent suggestions for how we should now proceed, as follows:

- he will come up with a strategy to involve the local press with some timely press releases. This will be fairly fluid and won't have many dates on it - rather what we'll say when we reach certain milestones. It should, however, start now - once we have the parish council's blessing. (Elizabeth agreed to take some photos; maybe PC members outside the building?)
- he will endeavour to set up a Facebook account for the project which will double as an advertising stream. He said you only need to look at Cornhill shop's Facebook page to see how successful this can be for a local business.
- expand the website - include a page about renting the units.

It was agreed that we will all try to write a short mission statement to be circulated amongst the trustees; the best will then be chosen.

8. AOB

Solicitors - On 7th September the formal draft transfer was received by CPC. This was sent to Mark Pentecost of Sanderson. McCreath and Edney, solicitors in Berwick. The quotation for the work was £645. No substantive work will be done until the services connection matter has been resolved. William said he has little confidence in any of the Berwick solicitors and that we should read through any material very carefully. We agreed to do so.

Bank account - it is now imperative that we have a bank account. Anne has heard nothing from Bank of Scotland/Lloyds Group despite having sent all the completed forms in the week of 16th August; it is supposed to take 4 weeks! To Elizabeth's relief, William and Anne agreed to look elsewhere.

Please note: the CCA chronology website is updated as often as possible. All documents and happenings can be found there <https://www.ccal.uk>

Agreed by email by 11th November