

CORNHILL COMMUNITY ACTION

Minutes of meeting on Tuesday 8th August, 4pm at Cornhill on Tweed Centre,

1. Present

Mj Broadhurst
Chrissie Caley
Elizabeth Devon
Martin Devon
Anne Legge
Maggie Read

Apologies

William Carrington

2. Minutes of the meeting of 24th May 2023 and the minutes of the 24th May AGM were circulated before the meeting. It was agreed that they were a true record.

3. Matters arising not on this agenda - Maggie mentioned advertising on the roundabout which will be discussed under item 8, publicity.

4. Funding - Since May, we have received £10,000 from the Community Foundation. We had only asked for £5000 but their generosity has been offset by a refusal from the Screwfix Foundation and a reduction of the Community Chest from the £4000 we understood to have been pledged, to £2000. We are therefore £2000 below where we had hoped to be at this point. We have repaid the personal loan to William but Martin's will have to wait a bit longer. In case of a shortfall in September, we have asked for an interest-free loan of £4800 from the William Leech charity.

Now that Unit 1 is let, it will involve early capital expenditure in the order of £3 - 4000 but, as this can be presented as a whole project, an application for a further grant will be necessary.

5. Accounts - For the time being, Anne is paying the bills but Martin and Elizabeth are managing the spreadsheet. At the current time there is nearly £8000 in the bank account but we have to pay £4000 almost immediately for the boiler and £2000 for the decorator.

A possible contention is a preposterous bill of £904 from Inkpen the electrician. Martin has taken it apart item by item and paid only £278. Both William and Anne agree with this figure and we are prepared to defend it.

6. Progress report

The boiler was delivered earlier today; its installation will now proceed.

The lease for Unit 1 was signed on 2nd August by John and Joanne Taylor who will be running a gin and rum distillery.

7. Tenants' Representative report

The agreement between CCA and the representative, Maggie, was agreed and signed. This agreement complies with the Charities Act 2011, sections 185-187. For the time being Maggie spends approximately 5 hours every month dealing with the day-to-day running of the Centre. We agreed on £15 per hour so the monthly rent of Unit 3 will be reduced by £75, backdated from June of this year. Martin and Elizabeth apologised for this taking so long to resolve.

8. Publicity

Maggie reported that she had investigated the possibility of advertising on a roundabout. The charge is £1000 plus VAT for the sign - - too much for CCA to contemplate at the moment.

Lynda Hepburn suggested running a craft fair day when her various crafters would run demonstrations in the hall. Everyone thought this was a very good idea and would help to support the initiative.

Maggie was thanked for all her work on social media; she posts regularly and highlights things that are happening.

9. Health and Safety Report

Mj has spoken to the team from Border Search and Rescue and will organise a demonstration of both CPR and how to use a defibrillator. Anne mentioned that her contact, David Guthrie from the British Legion in Coldstream might be able to help too.

10. aob

(a) Maggie reported that two people had asked her where the coffee shop was. They had seen 'Refreshments' on Petal n Paint's sign on the main road. Lynda is offering refreshments by donation. Elizabeth will ask Lynda about this. Either there must be a sign saying where the refurbishments are or the word should be blanked out on the sign.

(b) Mj raised the problem of wheelchair access which, at the moment, is not easy. She will investigate the possibility of obtaining a grant to do the job properly. It is really important that the Centre gets good access for the disabled. Rosie particularly specialises in helping those in wheelchairs.

(c) Maggie reported that the cleaner, Anne Howieson would be starting this week.

(d) Maggie moved one of her surplus storage units into the electricity cupboard alcove and said that we could use it to store the coffee/tea/sugar/stirrers etc. We can also keep the kettle here but we agreed that the kettle cannot be left out for anyone to use; it must only be used with the agreement of one of the tenants or the trustees.

11. Date of next meeting – early part of November.