



Meeting Minutes

Held at: Old Congregational Church, Rhynie

Date: Wed. 29 March 2017, 7:30pm.

Present: Mike Davies, Debbi Beeson, George Beverly, Colin Neesom, Colin Mumford, Stuart Morrison(Masons)

Apologies: Averil Stewart

Action:

1 Review of last meetings minutes and actions.

Last meeting minutes were not available for review. Action postponed until next meeting.

Committee members congratulated Masons on their improvements to the Hospitality room

2 Congregational Church project planning

CM advised that he had consulted a solicitor regarding the legal matter of ownership/leasing and tabled a note (attached). MD advised that he had researched a number of funding bodies for their requirements in regard to ownership – some would accept long leasehold, others required ownership. CM & SM (for the Masons) thought there should be some precedent for similar transfers and agreed to investigate. RCT confirmed agreement to legally binding commitment to continued Masonic use of the building in the event of transfer. MD agreed to consult an expert on funding sources suggested by Andrew Brown (architect) for advice on suitable funders. MD tabled a provisional estimate of costs for renovation works (attached).

CM & SM

General discussion with regard to how to progress concluded in agreement that we should proceed to establish RCT/community use of the building and look at what building measures are necessary to permit this. GB agreed to look at costing for necessary improvement to toilet facilities (separate male/female/disabled). Bringing the building into community use would establish a record of use which should facilitate future funding applications for renovation works.

MD

MD raised the question of running costs, SM provided a view of a previous balance sheet from which an approximate figure of £1400/yr was established. This would not include Council Tax which has to date not been payable but is likely to be in the near future. DB suggested that a transitional sharing arrangement might be considered for a period following change of 'ownership'.

GB

DB volunteered to review the previous business plan for the Gordon Arms to see how this could be adapted for use in funding applications for this project.

DB

3 Rhynie Village Action Plan

No further action has been taken with regard to a survey. Roisin Daly (MAP) had provided examples of surveys for other villages. It was agreed that we should continue to discuss this with MAP.

4 Marr Area Partnership Community Plan and funding

MD has attended meetings with MAP and representatives of other villages with a view to applications for funding through a 'Participatory Budgeting Scheme'. Projects should be of benefit to communities between Gartly and Corgarff with a maximum value of £28000. A number of possible projects have been identified and

Rhynie Community Facilities Development Charitable Trust
Company registered in Scotland: SC309832

Registered office: The Cottage, Cottown, Rhynie, Huntly, Aberdeenshire, AB54 4LX
Charity registered in Scotland number SC037455





will now be short listed for an Expression of Interest prior to selection by a selected 'jury' of local residents. Next meeting is 30 March 2017 at SSW, Lumsden. MD will attend

MD

One area of possible mutual interest centred around Pictish archaeology but this had been discounted for this funding as it would probably qualify for LEADER funding. DB noted that she is in regular discussion with Dr. Gordon Noble (archaeologist) with regard to the development of heritage/tourism projects.

AOCB

- a) AS requested that consideration be given to RCT sponsoring a race for the proposed 'Race Night' as part of 2017 Gala - £25. Agreed
- b) CN noted an approach from Books Abroad to use part of their premises for community use. MD, GB & DB advised that this had been considered as part of a previous survey of premises and was considered unsuitable as it is a business unit on an industrial estate and zoned for business.

Date of next meeting: Wed. 10 May 2017. Venue TBC

Rhynie Community Facilities Development Charitable Trust
Company registered in Scotland: SC309832
Registered office: The Cottage, Cottown, Rhynie, Huntly, Aberdeenshire, AB54 4LX
Charity registered in Scotland number SC037455



LOTTERY FUNDED



Appendix 1

Note from Colin Mumford regarding legal aspects of transfer of Hall ownership

I attended the local branch of Stuart Watson and the resident lawyer, to make an appointment. explained what was needed with reference to creating a lease for Rhynie Masonic Community Centre. He proceeded to explain what he would do. In the case of the agent/owner he would create a document probable 1 inch thick (old Money). Stating what could and could not be done in on the property. His first act would be to view the legal owner documentation to see if there was any "Lets / or conditions attached to the property. On asking what for the Lease holder, he said it would be a document around one or two pages.

I think two of us should arrange a visit, one from Lodge and one from RCT, and explain what we want to do and why we want to do it.

Rhynie Masonic Community Hall:-

Lodge Tap O'Noth Requirements.

- 1 The hall should be available for all current Masonic meeting i.e. The 3rd Thursday in the months of September through to May. Plus two Saturdays One in the period Jan to May and One in Sept to December.
- 2 All Masonic furnishings and fittings, Masonic Tools and Regalia remain the property of Lodge Tap O'Noth.
- 3 A Committee should be convened to administer the business and renovation consisting of at least three Lodge Members and three RCT members and where applicable a representative of the organisations using the premises.
- 4 The Hall during and when renovated should always be able to make secure.
- 5 The Hall should be named "The Rhynie Masonic Community" as a lasting reminder to represent the gift to the village.
- 6

Rhynie Community Facilities Development Charitable Trust
Company registered in Scotland: SC309832
Registered office: The Cottage, Cottown, Rhynie, Huntly, Aberdeenshire, AB54 4LX
Charity registered in Scotland number SC037455





Appendix 2

Rhynie Charitable Trust Community Hall Project

Funding requirement **Provisional**

Leasehold agreement	£500.00
Architect design	£2,500.00
Quantity surveyor costing	£750.00
Planning application	£500.00
Building warrant	£250.00
Business plan	£3,000.00
Building works Based on 280m ² x £1200/m ²	£336,000.00
Total cost	£343,500.00
Contingency (10%)	£34,350.00
Allow	£380,000.00

Funding sources

Foundation Scotland (Clashindarroch)	£50,000.00
Heritage Lottery Fund – Heritage Grant	£280,000.00
RCT	£20,000.00
	£350,000.00

MD - First estimate of likely costs, subject to further investigation and confirmation.
GB - £1200/m² probably represents minimum, up to £1500/m² likely.

Rhynie Community Facilities Development Charitable Trust
 Company registered in Scotland: SC309832
 Registered office: The Cottage, Cottown, Rhynie, Huntly, Aberdeenshire, AB54 4LX
 Charity registered in Scotland number SC037455



LOTTERY FUNDED