



CRIEFFCOMMUNITYTRUST

Crieff Community Trust Board Meeting 7pm, 16 March 2023 on Zoom

Present: Ailsa Campbell (AC), Jane White (JW), Jim Anderson (JA), , Ian Christie (IC), Ann Ross (AR), David McCann (DM)

Apologies

Brian McVey (BM), Claire Sanville (CS)

- 1. Declaration of Conflict of Interest** JA is a director of TP&E, who are quoting for the path design contract.
- 2. Approval of Previous Minutes**
The minutes of the February board meeting had been previously circulated and were approved as a true and accurate record.
- 3. Matters Arising**

Action	By
Joint ICF application for Community Cafe with Remake and Crieff Connexions was unsuccessful but apparently only due to over subscription. Action - regroup with other groups and discuss way forward. What other funders can we approach? Discuss with PKC external funding groups.	DM/JW/AC- done and ongoing
Brief CCT members on fire safety measures including online links to accident/ incident reporting form and heating issues.	JW - ongoing
Submit draft application to IFPF.	JA/JW - done - success!
Discuss who to survey on opinions of CDC - why return or don't	AC/DM

4. Live funds update

- Scotland Loves Local - paid **PKC and submitted report. Funding all spent.**
- PKC CECF - accepted £10,000 for fountain refurb.
- £1900 from PKC 'Open for Business' for matched funding to improve external look of 'wee shop'. Extended to end Sept. Claim once spent.
- Gannochy funding £15,000 towards development manager salary costs for a year, now conditions have been met, **money has been paid into our account.**
- CLLD to pay 100% x 14 weeks x .7 salary to end March and fund CDC desk.
Invoices submitted and report complete.
- Garfield Weston Foundation for help with core costs. £5,000 unlimited funding for a year. Must report back by 12.1.23.
- **Paths for All IFPF for design of link path successful - £24,474 - need to accept**
- CLLD for tree maintenance/wee shop window £9,392.**Invoices submitted and report complete.**
- Submitted application to The Fore's next funding round for £27,000 over 3 years.

- **Fountain** - £44,000 deficit for full works - PK Heritage fund - £5,000 and SGN - £5,000. **Invoice SGN for £5,000.**

5. Treasurer's Report - JW submitted update prior to meeting.

6 Paths - JA submitted a report prior to the meeting

Turretbank Wood [TBW]

Our solicitor continues to press Thornton's [Bruce Renfrew] Sir Brian's solicitors asking if they are able to progress – not seen any responses from Thorntons as yet.

Following constructive meeting with Paths for All we again pressed three companies to offer to carry out the design of the link path and requested them to requote based on the draft conditions of tender supplied by Paths for All. Following receipt of three separate offers we reviewed them and decided to submit our application for funding from Paths for All under the Ian Findlay Paths Fund based on TP&E because this sort of work is their "bread and butter" and they were best suited to provide a robust design. That said the other two companies showed interest and had good questions during the tender period. Our submission dated 4 March met the deadline for submissions of applications for funding (6 March 2023). Grant offer made 15.3.23. **Go back to the three companies who submitted quotes once we have accepted the offer and decided on awarding it. JW/ JA**

TD Tree & Land Services have completed the additional diseased ash tree removal at Area 2 at the western (far) end of LMW and will remove the perched limb in Meadow 1 on receipt of their new winch (shortly). All of this work has now been invoiced to satisfy funding requirements to complete the work prior to 31 March 2023.

Although Ochertyre Estate had given approval for CCT to remove [at CCT's cost and risk] the ash dieback affected trees at the end of LMW pending completion of the legal transfer of title to CCT, immediately on completion of the logging of some 25 ash trees we received a complaint from the owner of Trowan Wood who regarded those trees as being situated on his land. Discussion with the landowner of Trowan Wood resolved matters and he declined either the logs or the price offered to CCT for collecting the logs supporting CCT's charitable endeavours.

However the obvious problem remains... Trowan Wood owner believes he owns the trapezoidal piece of land that Thorntons are slowly transferring to CCT. Our solicitor is aware.

The logs were removed Friday evening 10 March and Saturday morning. CCT provided assistance loading three trailers on both shifts. **A donation of £500 was received - half to go to CCX and half CCT. JW**

Scottish Water have just resumed their activities at Turretbank Road but no fresh news regarding when they will return to a) complete raising manhole earthworks; b) provide beech hedging; c) provide the bench.

Coop funded Bench – Bench to be purchased for siting in Meadow 2 – Action outstanding.

Crieff Paths Group

No volunteer activity in February.

PKC have been discussing insurance cover for paths group activities. CCT's position is that PKC 's policy should cover the activities of the volunteers because: 1) PKC's insurance covered these operations previously; 2) CCT only insure operations carried out on their property; 3) CCT's policy identifies and describes the extent of Turretbank Wood.

7. Drummond Arms (IC submitted a report prior to meeting)

1. Building update

Strip out activity stopped on site at the end of Nov 2022 as funds for these works were fully utilised. At this point structural engineers, Narro, were commissioned to provide a report noting the known structural defects, detail the stabilisation works undertaken and comment on the main risks that been identified from the extensive stripping out works. The most concerning of which was the significant levels of rot within the majority of floor /ceiling joists.

Specialists Eradakil were also commissioned by DARL to prepare a report specifically on the condition of main roofs timber structure which had finally been inspected via an internal scaffolding tower. Narro's and Eradakil's reports have previously both been shared with the DARL Board, Councillors and Officers at Perth & Kinross Council.

In summary the strip out works undertaken by Kinetic over the last 18 months have uncovered decay and other issues which necessitated urgent structural attention. With around 45% of the asbestos and soft strip work completed some structural repairs have been made and "rings" of steel bracing added to the main four storey building facing Crieff High Street.

However, both reports confirm the roof above the four storey main former hotel building is at risk of partial collapse and urgently needs propping. The scaffolding access tower was extended and adapted to offer some element of propping. However, asbestos materials need to be removed before repairs or replacement of this roof can begin. Given its fragile condition and the restrictions around asbestos removal this is a particularly challenging undertaking from inside the building. One potential solution would involve erecting external scaffolding and, with demolitions to an outbuilding, create rear access to the building allowing a crane to provide a working platform to strip back the roof tiles externally. This high street elevation included a balustrade which has been removed for safety reasons and the roof features dormer windows which are also in very poor condition and dependent on the roof timbers for their structural integrity.

Quantity Surveys, CBA, have estimated that to repair all of these elements could cost £1.75m – as a minimum. This figure is so high because of the complexity of clearing out the remaining 55% of asbestos and soft strip materials to create a safe working environment. As previously stated demolitions are also needed to provide access for cranes/ machinery, complex bracing systems will be required for chimneys and roof structure as timbers are removed. Plus we have the significant traffic/ pedestrian management issues associated with works of this nature in a high street location.

A strategy has therefore evolved based around securing more modest and immediate funding support to purchase the internal access scaffolding, which had been extended and utilised to provide propping support to the roof structure. In addition proposals were developed to enhance protection to the high street and erect protective external scaffolding and netting. Proposals for this work are currently out to tender and a verbal update should be available on the 16 th March.

2. Grant support secured for urgent protective works

1. A total of £150,449.40 has been paid to DARL Feb/ March 2023 as a CLLD grant in anticipation of the costs associated with purchasing scaffolding and creating enhanced protection structures for the high street.

Priority works options as described in CLLD grant applications

1. External scaffold protective structure / pedestrian walkway/ move bus stop/ netting/ building wrap - out for quotes.
2. Inspect and enhance internal propping
3. Fill "pockets" in wall fabric where timber joists have completely rotted and been removed
4. Demolish garage (part of former staff accommodation outbuilding) to facilitate access for machinery and activate listed building consent to demolish this block (we have 14 months left)

Very positive meeting with Manor View - renovators of old buildings into bijoux hotels. Happy to be named as a preferred partner.

8. **Can Do Crieff**

DMC meeting Gordon next week to discuss heating and noise.

JW to brief members on fire safety measures including online links to accident/incident reporting form and heating issues.

9. **CAP/ UC forum**

18 March Crieff vision meeting for an invited group at Crieff Community Campus.

10. **James Square**

PKC has invoiced CCT for £15,000 of spend from Scotland Loves Local funding.

Proposal to use the extra £10,000 raised to maintain the fountain going forward with recommendation to adopt Option 2 (restore, add lights but no water.) Local groups being consulted. Final decision expected soon.

(Be sure that PKC understands that no community group can take on responsibility for maintaining fountain with water.)

Wee shop work ongoing. Planning permission approved. Local joiner making hinged window for end March.

11. Governance / CCT

Leadership team meets every 2 weeks.

12. AOB

Derelict buildings - open letter ready to go to a wide audience, stating that CCT is positively looking to work with everyone involved to address the general issue of derelict buildings in Crieff. **DMC to send out next week.**

Strathearn Better Place to live Fair - Sat 25 March 10-2pm - Campus

- Representatives -
- Sign up sheet for CCT - JW
- Boards to fair - AC
- Create flyer for event - DMC to do one on DA
- Slide show on CDC on Ipad

Lord Lieutenant's award scheme - DMC to read article in SH.

Next board meeting- Thursday 20 April 2023 on Zoom

Calendar invite will be sent.

AGM will be June 15 at 6.30 by Zoom.

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Go back to the three companies who submitted quotes once we have accepted the offer and decided on awarding it.	JA/ JW
A donation of £500 was received - half to go to CCX and half CCT.	JW
Invoice SGN for £5,000.	JW
Brief members on fire safety measures including online links to accident/incident reporting form and heating issues and update members handbook.	JW
Open letter re. derelict buildings	DMC
Lord Lieutenant's award scheme?	
Actions for Better Place to Live fair	all