

ARNGASK HALL MEETING 11th March 2020		
Agenda Item	Minute	Action
<u>Present:</u>	Robin, Ced, Freya, Jim, John, Christine, Robert, Caroline, Gillian, Ross & Bryan	
<u>Apologies</u>	Tanya, Mark	
<u>Matters Arising</u>	None	
<u>Schoolhouse Update</u>	<ul style="list-style-type: none"> • Planning & Building Warrant are in place. • GF circulated the details from the building sub-committee. • It is thought that the project will be in two parts: <ol style="list-style-type: none"> 1. Main conversion work. 2. Re-decoration – ie painting work/floor sanding etc. 	
<u>Budget and Tasks Update</u>	<ul style="list-style-type: none"> • Ced asked Ross to look into the VAT issue. Can we avoid paying tax? Ross explained that he has been in touch with the HMRC and it is problematic to be VAT registered in order to avoid paying the 20% VAT, as we would then have to charge VAT on everything including hall bookings. It looks like we have to bite the bullet & pay VAT. • Ced has had correspondence with the assessor – we are paying rates just now but we do get water relief at present. • <u>Building work</u>- Ced has been in touch with 14 companies so far asking if they would be interested in tendering for the project. He's having great difficulties getting anyone to quote. So far only 2 have come in. These were from R&R - £70,000 incl VAT & Allan Robertson – Scone - £75,000 + VAT. Websters in Milnathort said they were busy until November but the quote was much lower - £28,500 + VAT. The Board felt that the low price outweighed the timescale. Ced is going to discuss the project through with Daniel Webster. • <u>Funding</u> - Ced is working out how to balance the shortfall in funds should we have to accept a higher figure. He has submitted another application to Lochelbank for £17,000. (we have already had £12,000 from them for the acquisition of the Schoolhouse). Ced is going to contact the Gannochy Trust to see if they would be content to defer the £40k funds if we were to delay starting by accepting the Webster quote. • Bryan suggested looking into Screwfix Foundation for their up to £5,000 community funds. • Ced has heard back from Crudens and Asda and we weren't successful in our applications. • John passed more details to Ced on fundraising 	
<u>Interest in</u>	<u>Glenfarg Village Inn</u> - Ced apologised for not sending	

<p><u>Schoolhouse Garden Ground</u></p>	<p>out an earlier edition of the paper. The group involved in setting up a village pub have been in touch with Ced regarding the location of the pub. Originally the garage was going to sell the group a piece of land on the forecourt of the garage but the new owner is reluctant to do this if it involves reducing the garage site overall. One way forward would be to offer a site in the Schoolhouse garden to the garage in order to offset the forecourt site. Alternatively a site could be made available in the Schoolhouse garden for the construction of the Village Inn (without involving the garage). It is understood that this is the Village Inn referred option and was the option considered by the meeting.</p> <p>After discussion, the Trustees agreed to consider the sale of a suitable parcel of garden ground to the Village Inn Bencom. However, before being able to do this they will need to receive details of the proposed development and operation of the Village Inn. In particular, the following matters will need explanation and evidence:</p> <ul style="list-style-type: none"> • what would be the location and extent of the proposed site and how would it be developed, accessed and serviced? • what is the view of the Planning Department regarding development of the proposed site? • what is the level of community support for the Village Inn and how will it benefit the community? • what would be the normal operation of the building? • how will the construction be financed? • will the operation of the Inn be viable? • confirmation that there is the resources to cover all the costs, fees, and legal expenses that might be incurred by Arngask Hall. <p>The key issue for the Trustees would be to determine whether or not the charitable objectives of Arngask Hall will be furthered through sale of the garden ground to the Village Inn.</p> <p>The membership of Arngask Hall would need to approve the sale, subject to consent being given by Scottish Land Fund, and the grant of a waiver of a restriction on title being granted by Perth and Kinross Council. Payment of the full value of the ground will require to be made to the Scottish Land Fund as well as a proportion to Foundation Scotland under a clawback agreement.</p>	
<p><u>AOB</u></p>	<p><u>Rural Gigabit</u> - Robert read out his thoughts on the meeting we had with Andrew Mitchell on 13th February. (See doc circulated before meeting by email)</p>	

Date of Next Meeting	May 20 th at 8.30 pm	
----------------------	---------------------------------	--