

**THE STRATHAVEN JOHN HASTIE MUSEUM TRUST**  
**(SCOTTISH CHARITY SC 043189)**

**MEMBERS MEETING HELD ON-LINE**  
**ON**  
**WEDNESDAY 17TH FEBRUARY 2021**

1. **SEDERUNT:** D. Cooper; L. Cooper; J. Graham; L. Hoggan; G. McAllan; L. McAllan; A. McCann; M. McDonald; W. Park; C. Smith; P. Smith and B. Wellcoat.

2. **APOLOGIES:** W. Cooper and J. Gillespie.

3. **MINUTES OF PREVIOUS MEETING**

The previous Meeting was the AGM and only Sections 9 and 10 of these Minutes were relevant to the Meeting. Items in these Sections were covered in the Agenda and the contents were noted by those present.

4. **FINANCIAL SUMMARY**

(a) Bank Balance at 01/02/2021 was £4,638.23.

£1070.00 from L. Cooper to be paid in (Calendars, Booklet etc.).

£ 111.41 to be paid to L. Cooper. (£84 plus £15 for Wordpress; £12.41 for Postage).

£ 15.00 to be paid to L. Cooper (Internet).

Once these transactions have been done the Bank Balance is £5,581.82.

It is thought that the £7.19 for the One on One Internet Fee has not been taken from the Account. They are no longer the Trust's main Domain supplier and L. Hoggan agreed to check that the Contract had been cancelled. **Action - L. Hoggan.**

(b) G. McAllan thanked 360 Graphics for their work on the Calendar and the Booklet.

5. **CAT**

(a) P. Smith gave an update on the CAT Application and said that this information would go public on Friday 19th February through 'The Echoes'.

He informed the Members that the Funding Team had been trying to obtain Funding but without success. Funds are either closed or have been diverted to COVID issues. SLC have been very good throughout the CAT process. The CAT Application went to SLC in May, 2020 and was in place for 6 months until November, 2020 but SLC granted the Trust an extension until the end of the year, to allow the Trust further time, in the expectation of the re-opening of Grant Funding which would allow Funding for the full

proposal (i.e. to Purchase, Make Safe, Renovate and Adapt), to be identified. Regrettably, this has not occurred, as Funding Streams have not opened up. Following a lengthy and detailed discussion it was unanimously agreed that the CAT Application to acquire the Ballgreen Hall and ex-Library Complex be withdrawn, as soon as practically possible. A notice requesting this was sent to SLC on 9th February, 2021.

This allows the Trust to keep options open. If funding became available the Trust could re-apply for a CAT applicable to the Ballgreen Hall.

The Feasibility Study showed that the Project is viable and the current problem was caused by the Funding situation due to the Pandemic. The Trust were and are not alone in having such difficulties.

SLC have acknowledged that the request to withdraw the CAT Application has been received.

- (b)** Discussion took place regarding Funding and it was said that probably the major problem was the closure of the Scottish Land Fund (SLF) and the uncertainty of its future existence. Any new version of the SLF would come too late to be used by the Trust.

The same applied to the National Lottery Fund which also opened up too late for the Trust. Cruden's have responded to an enquiry from the Trust about the possibility of applying to them for Funding. Even when Funds re-open they will be inundated with Applications.

The Kype Muir Fund have been helpful in trying to get Funding for the Trust and it was agreed that a Letter of Thanks be sent to them. **Action - A.**

**McCann.**

- (c)** The question of what SLC planned to do with the Ballgreen Hall Complex was raised. While their plans are not known at present SLC do not want the building to stand through another winter and will, presumably, be considering whether to demolish it or put it on the open market. It is not on the open market at present. SLC will be keen to move on and they do want to get rid of unwanted assets.

SLC have been supportive during the CAT process and, although the Trust would need to ensure that it could take it on, renovate and manage it through to a profitable conclusion, it could be better placed now regarding possibly obtaining the building from SLC.

- (d)** Questions were asked regarding the Valuation of the Ballgreen Hall Complex. Members were informed that the Valuation by the District Valuer given to the Trust was £110,000, less a possible 30% Community Benefit Discount. Demolition Costs were £130,000 giving a maximum total of £240,000. The first figure was that which would have applied to the Trust under CAT.

It was asked if the Trust could get the building for £70,000 should the Community raise this sum for the purchase. That would not be possible, however, unless through a new CAT Application and the Trust would have to show that they had the Funding to run it. The sum needed for purchase, renovation and running of the facility would be just under £3 million. It would be possible for the Trust to try and buy the building under market

sale, try to get Funding for this and, if the Project should fail, could then re-sell it. This way could offer more scope to the Trust. One problem trying to buy on the open market is that there is always the chance of a Developer offering much more for the building.

It was suggested that the Trust could approach SLC to see if they would consider selling to them for £110,000 on the open market. It may be worth asking the question but SLC will be looking to maximise their money from the sale. The Trust could speak to SLC to ascertain what is possible. Money could be raised through Crowd Funding and other sources but, if the building was purchased, the Trust would need to ensure that it could be made safe, have the £25,000 annual running costs available and until it was watertight no income could be had from use of the premises. However, SLC may be happy to consider selling to the Trust to save them Demolition Costs.

- (e) However the Trust moves forward, finding Funding Sources should be the priority. The Kype Muir Fund and the REF might give different Funding routes and smaller sums of money could be sought to buy and pay running costs for a year. The Trust would need to know where the balance of Funding would come from so as not to be left with a building that cannot generate income or financial debt.

It was agreed that the Kype Muir Fund be contacted regarding the position. A Letter to be sent to them. **Action - A. McCann.**

- (f) SLC Planning Committee will not meet until May and they cannot market the building until the Committee agree to it. This allows the Trust some time to review the situation and to continue to pursue Funding Sources. The Trust will continue to work on a feasible Project to bring a Community Hub and Museum to Strathaven.

## 6. **THE APP**

- (a) The Stand Agency are producing an App under the Town Centre Fund for the Trust. The App is available now. The soft launch has gone ahead but local businesses have not registered en masse due to COVID. The Common Greenery have registered on the App and are testing it out for possible snags. Smart Phone users will benefit from the App. Users can tailor the content to their businesses and can update the App themselves. A paper version for Loyalty Schemes will be needed to run alongside the on-line one. The Moderators for the App have still to be selected.
- (b) Posters have been printed and lamppost banners will be produced to promote the App. The Town Facebook Page, the Trust's Facebook Page, the Trust's Website and 'The Echoes' will also be used to promote it. This will be a wonderful resource for the town and, as well as Community information, it will have local Trails and historical content. Funding has been secured to add further Trails to the App.

## 7. **AOCB**

- (a) There are still some 'Purlie Wilson Booklets' remaining for sale and L. Hoggan agreed to promote this in 'The Echoes'. **Action - L. Hoggan.**

- (b)** Photographs for the proposed 2022 Calendar are being sought. The theme for the Calendar is 'Life in Strathaven'. Publicity regarding photographs will be done and will feature in 'The Echoes'.
- (c)** Due to COVID, payment of Membership Fees has been slow. Payment can be made by transferring money into the Trust's Account or by posting the Fee through the Treasurer's door. The Treasurer will supply Bank details on request. **Action - A. McCann.**
- (d)** Few Collection Cans are operating at this time.
- (e)** It was suggested that the Trust could consider running an on-line Raffle as a Fund Raiser. L. Hoggan offered to provide advice should the Trust decide to run such an event.
- (f)** J. Graham informed the Members that Catriona Mason has asked him to put forward her name to become a Full Member. Her nomination was agreed unanimously, by the Trustees, subject to payment of her Subscription (a nominal amount of £2.00).

## **8. DATE OF NEXT MEETING**

Wednesday 17th March, 2021 at 7.30pm via Zoom.