



KILCHRENAN
VILLAGE
HALL

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BOARD MEETING MINUTES

Thursday 8th May 2025, 7PM

Present: Brian Burnett (Chair), Chris Goldsmith (Treasurer) Janice MacEachen, Tina Goldsmith, Karen Taylor, Flora Winter, Jamie Beamish, Alice Sherbrook, Lindsay McGowan (Minutes).

Community: Andy Mouat

1. Apologies for absence
2. Declarations of Interest.
3. Minutes of the Last Meeting – 5th December 2024
4. Matters Arising
5. Treasurer's Report - Chris.
6. Resilience – Discussion with AKCC
7. Property and Maintenance - Jamie
8. Report from Tina – Events
9. Report from the Funding Group
10. Avich and Kilchrenan Community Heritables -Chris
11. AV Equipment
12. Social Media, Web Site and Advertising
13. Risk Assessment and Health and Safety – Lesley suggests we invite Ivan to a future meeting
14. Trustee Recruitment
15. AOB
16. Date of Next Meeting

1. Apologies for absence

Rhona Knox

2. Debrief by Andy Mouat on meeting with GreenPower

A meeting took place on Wednesday with Seiki from GreenPower to explore their electric vehicle (EV) charging proposition for KVH. While GreenPower positions itself as a green energy provider and there is an existing relationship between GreenPower and KVH, it was noted that their involvement in this initiative is primarily commercial in nature. They are actively engaging with multiple stakeholders in the geographic area stakeholders (e.g. that same day had been to talk to Taynuilt Village Hall and Sports Pavilion) to advance their EV infrastructure plans.

Seiki proposed installing two EV charging points at the hall, which would be fully operated by GreenPower. In return, the hall would receive a profit share, with the specific percentage to be agreed upon. The proposed setup would involve a charging pillar accommodating two

vehicles, with some implications for access and the existing ramp, which will need to be considered. Since any power usage for charging would come off the hall's current electricity tariff, a reconciliation mechanism would need to be put in place to account for GreenPower's usage.

It was noted that KVH has a phased meter, with only two of the three phases connected (L1 and L3), limiting charging capacity to 7kW—resulting in relatively slow charging. GreenPower may suggest a power supply upgrade to enable faster charging options.

An alternative location in the parking bays across the road was discussed, but this would involve significant capital expenditure and discussions with Argyll and Bute Council. Additionally, the Council is unlikely to support installations, as they are working with a consortium on a broader, Council-wide EV charging strategy.

Concerns were raised regarding the potential for long-term/ overnight parking and the inability to control vehicles blocking access to the hall entrance.

It was noted that Kilchrenan Inn is also exploring EV charging options independently, although not currently in partnership with GreenPower. The pub, along with a potential future school space, was viewed by the Board as a more suitable location for chargers, especially given the preference for faster charging infrastructure.

It was agreed to wait for Seki's proposal before taking further action.

3. Declarations of Interest

Brian: AKCH - Treasurer, Avich and Kilchrenan Community Council member, Kilchrenan and Dalavich Church elder and treasurer, Muckairn Church Treasurer

Chris: AKCH Board Chair and Kilchrenan & Dalavich Church Elder, MGM Hospitality Director and Shareholder

Rhona: Kilchrenan Inn employee, AKCH Board member

Tina: Kilchrenan Inn employee, AKCH Board member, MGM Hospitality Director and Shareholder

Jamie: Bridge Club member

Flora: Bridge Club member, Art Club member

Karen: Kilchrenan Inn employee

4. Minutes of the Last Meeting

Minutes from meeting on 6th March 2025 were agreed, proposed by Lindsay and seconded by Janice.

5. Matters Arising

None.

6. Treasurer's Report - Chris.

The year-to-date financial report (circulated ahead of the meeting) shows a loss of just over £2,400, which adjusts to approximately £2,300 after accounting for bar stock. This shortfall is

primarily attributed to recent expenditure on external works. On a positive note, hall rental income is up compared to the same period last year.

Electricity costs have increased slightly; however, comparisons to previous years are difficult due to the installation of the heat pump and the change in energy tariff.

Invoices for the soffits, fascias, and shed works are still pending but these are fully covered by existing funding.

Chris noted that the next round of 50/50 Club membership renewals is due at the end of June, and he will be sending out reminder notices shortly.

7. Report from Property and Maintenance

The painting work on the hall has been completed and paid for. The Board expressed their satisfaction with the final result, noting that it looks very good, and extended their thanks to Jamie for his efforts in coordinating the contractors.

Chris Parr is awaiting a quote for the sourcing new metal cappings on the gable end to complete the roof works. This expenditure is covered under the existing grant and will be carried out at the same time as the previously agreed shed roof works (£800 set aside for this). During the replacement works, some timber rot was discovered, and additional costs are expected to cover the necessary treatment.

Jamie suggested that replacing the tin roofing should be considered in the hall's five-year maintenance plan. While there was some debate about the necessity and value of this replacement, it was agreed that obtaining a verbal quote would help inform future budget planning. Jamie noted that recent timber replacement and treatment work should extend the roof's life by approximately five years, so the project could be put in the next five-year plan. He also emphasised the importance of maintaining the hall's exterior appearance as a means of attracting hirers, while acknowledging the associated costs.

Chris proposed that engaging a building surveyor might be a useful step to gain a clearer understanding of the remaining lifespan of the current roof and the range of available options. Brian noted that, as a charity, any such engagement would likely require a formal quote.

It was agreed that Chris and Jamie would each seek quotes from surveyors to support further discussion and planning.

A quote has also been obtained from MacKenzie for the replacement of the riverside fencing with stainless steel and yachting wires. Concerns were raised about the current safety of the fence, particularly its ability to prevent people from falling into the river. Given that a wedding is scheduled at the hall in September, it was agreed that addressing this issue should be prioritised. The cost of the proposed steel solution was questioned, and alternatives were discussed, including the possibility of engaging Tom Palmer or Angus MacLeod to install a timber replacement.

SSE got in touch recently with Brian and Jamie regarding a permission split to remove some trees around the hall. At this point we don't know which trees or when the work will take place.

Lindsay advised the window cleaner had been to do the first clean at the agreed cost and she will send the invoice to Chris as soon as we receive it. He will come about every 6 weeks.

8. Events Feedback

Since the last meeting, four events have taken place, including the most successful and best-attended Quiz event to date. The library's Pre-loved Clothing Sale was also well received; however, it was agreed that this will now become an annual rather than a recurring event.

The regular coffee mornings will be paused over the summer months due to lower attendance and will resume in the winter.

Several joint events with Dalavich are planned, including a Flower Festival, a Crawl Festival, participation in the Art Map, and a theatrical performance titled The Timber Girl.

Lindsay noted that events for the second half of the year still need to be added to the website and Facebook. Tina and Lindsay agreed to meet with Rhona to map these out so Lindsay can do this.

9. Report from the Funding Group

The invoice for the recent external building works from Chris Carr is still pending, as referenced earlier in the meeting.

The sale of the shed is expected to take place over the summer. In preparation, it was agreed that a workshop day will be scheduled for available Village Hall Board members to carry out a thorough clear-out—this will include tidying the kitchen, emptying the shed, and preparing it for sale.

As part of the shed sale process, photographs will need to be taken to document the dismantling and related activities, in line with requirements for Carraig Gheal.

Janice mentioned we could now apply for the grant for the AV project- see below.

10. Avich and Kilchrenan Community Heritables

AKCH is currently in active discussions with the Church of Scotland regarding the potential purchase of the local churches, including Kilchrenan Parish Church. A grant from the Scottish Land Fund has been secured to develop a Business Plan to support this initiative. Chris circulated the draft Business Plan to the Board for review and explained that AKCH is seeking a letter of support from the KVH Board Trustees to strengthen their application and overall objectives.

It was agreed that all KVH Board Trustees would read the Business Plan by Monday evening and then email the group to indicate their position. If a majority are in favour, Lindsay will draft a letter of support on behalf of the Board, following guidance from Chris.

Separately, the Community Action Plan has completed its review of community voting on local priorities. Thirteen key topics have been identified as priorities for future development, in collaboration with various community groups and organisations. AKCH will present these topics, along with project plans, at events scheduled for 14th and 17th June. The purpose of these sessions is to encourage local residents to get involved in the initiatives they feel most passionate about.

11. AV Equipment

The opportunity is now available to apply for a grant to cover the items previously discussed with Matt Walsh. Lindsay will source quotes (2 x for every item over £1,000) compile the necessary information and provide it to Janice to support the application.

Lindsay also confirmed that she has purchased the portable speaker and microphones. Due to current storage limitations at the hall, she is happy to keep the equipment for the time being until a suitable storage solution is available.

12. Social media and website

Nothing to report.

13. Health and Safety and Risk Assessment

Lesley has returned from holiday and will pass the Health & Safety logbook to Janice. It was noted that arrangements need to be made for Ivan to conduct a training session and complete a risk assessment.

Lindsay highlighted the need to carry out a risk assessment ahead of the upcoming Kilchrenan Games Day. Tina mentioned that Issy Grant may have a suitable template for an event of this nature, which could be used as a helpful starting point.

14. 14. Trustee Recruitment

None

15. AOB

None

16. Date of Next Meeting

Tuesday 24th June 2025 7pm