

Braeport Centre Action Group

Meeting held on Thursday 22 September 2011 at 7.30pm

Note of Meeting

Attendance : Ian Gill, Alan Cessford, Janet Gill, Bill Stewart, Mary Kane, John Armitage, Alan Pogson, Steve Mason, Jessica Lindohf, Bill McLean, Ken Mitchell, Stephen Ralston.

Jessica said local stonemason, Scott Gillies, is interested in joining the group.

Review of the Open Day : It was successful because of the commitment and enthusiasm of the groups who turned out in force (13 in total). Not enough visitors through the door, however. Will canvass opinion amongst groups as to whether it is worth repeating next year. It would need to be marketed in a different way ie saying more than Come to our Open Day!

Braeport Petition : The signatures of 700 of the 6500 electors in Dunblane are sought to support taking the Centre into Community Ownership.

DDT AGM on 1 October : DDT members will consider a motion to support the board in seeking to take the Centre into DDT ownership. There will be a stall seeking signatures for the petition

Publicity and advertising : Agreed to change flyer from *Save the Braeport* to *A Brighter Future for the Braeport Centre*.

Suggestions (to be discussed further at the next meeting)

- A full page spread in the Allan Water Herald
- A collecting day outside M&S purely about the Braeport.
- Signposting outside the Braeport- welcoming people in and informing people. Could we get advice from someone (a local artist?) who could provide an overall concept within which a number of people/ groups could make contributions.
- Better internal noticeboards
- A leaflet about the Braeport Centre (like the membership one for DDT)

Repairs & maintenance : The Mid Week Group clarified their role in relation to the Centre. They had recently been painting windows but had been unable to release any - the timber is good, few rotten elements!

Stephen had done a great deal of work to the toilet block which still needs replaced but should last 5 years. To minimise the length of time that pipes freeze up, snow and ice cannot be piled over the route of the water pipes. We need to develop a snow clearing plan

It was agreed that it would be good to spend part of the Centre funds undertaking maintenance now (rather than waiting until we take the building over) particularly to the gutters, downpipes and drains. Stephen suggested getting dyno rod or similar organisation to do an inspection of the drains. This was agreed. We would also need to have a detailed survey of the gutters and downpipes to assess what work is required. Steve to discuss with Malcolm to see whether DDT (Projects) could organise the work to the gutters, etc. If we do the work jointly with the Council, they would probably do or pay for some of the work.

Transfer of community assets : business plan : Steve described the process. This will be a main agenda item for the October meeting. Could we use A9 or a consultant to assist the process? It was agreed that Ian, Jessica, Bill and Steve would develop a project plan.

Energy survey : *Going Carbon Neutral Stirling* is to do energy survey of the Braeport Centre on 19 October. This will give us info about insulation requirements, heating system efficiency and the installation of renewable energy sources.

Insulation Project? : Steve circulated Chris Morgan's questions and answers (attached) about the proposed insulation project. There were concerns about the costs, the health risks and the value. This led to a discussion about the efficacy of the heating system. Stephen Ralston said he could get a colleague to do a survey on what might be done with the heating system. Points made included

- Upgrade the radiators
- System to heat each hall separately
- Inefficient distribution of heat along the pipework to the radiators

Management of the Centre : To be discussed at the next meeting

Photographic record of Centre : Photographer George Haddock has agreed to take photos of groups using the Centre. We can then use the photos to support bids for funding etc.

Recording the history of the Centre : John to speak to Bill Inglis about how we might approach this.

Friends of the Braeport? : To be discussed at the next meeting

Meet again : Tuesday 25th October 2011 at 7.30 in the Braeport Centre.

Steve will bring along the ambitious plans to extend the building that were drawn up 2 to 3 years ago

Insulating the Braeport Centre

Q&A with Chris Morgan : Locate Architects

Where insulate - just roof space for starters? Oh yes, and maybe only one of the three roof only once we realise how big a job it is. But certainly we should probably restrict ourselves to the roof for now. Unless - and on reflection this may be easier (fewer serious issues) we concentrate on the floors instead, at least those which we can access reasonably. No height issues, fewer manhandling issues, fewer 'risks' of falling through ceilings / not properly insulating pipes etc. If, as I recall, the middle room is easily accessed and relatively spacious below, we could do that. Bill will know better, but certainly something to consider?

How much insulation - to what depth? 300mm is the sensible level. There's not really 100mm there now (was 100mm when laid but in a terrible state now as I recall) so probably 250mm or similar to acquire. If we need access up there, then we'll need to form a walkway as well, which will mean some basic woodwork, but may be simpler to assume no subsequent access?

How many people required - skills? (I assume - head for heights, yes, fairly agile and sounds stupid but basically sensible so won't put a foot through the ceiling or muck about) **any age limits** - not really, within reason? As I recall, its really quite a height to get up to, I had a look when the tower was up. The more people we have, the quicker it will be. I'd say a minimum of 6 or so, ideally perhaps 10 or 12?? We'll need a few people laying the insulation and several simply lugging it up to the loft space and manhandling it all downstairs

How many hours for? Not sure. If we had 10 people organised efficiently, I'd imagine that we could complete a whole roof (one of the three) in a day. Really depends on how hard people work and how efficiently. I've organised several 'work days' for volunteers before and come to the conclusion that it would have been far simpler and quicker to get builders in or do it myself. But that's not the point!

When - weekend in December/January? Sounds fine, but it will probably be cold in the loft which makes it harder, need coats / gloves so more difficult. Doesn't matter to me...

Costs - can we get grant/ materials Quite possibly get grants, I'm not the best person to ask, but I can try to find out. Grants usually come attached to requirements to use 'accredited' installers and quite honestly I've never yet met

an accredited installer I would trust with installing anything, let alone something so important as insulation! I'm being cheeky, but in all seriousness, these are absolutely not the people who should be doing this, I have had to condemn almost all installations I've inspected and would have done so in every Sustainable Dunblane case if I'd got involved in that side of things. Various reasons for this which are not worth discussing here, but suffice to say, it is much better if volunteers can be trained to do this properly (I'm only talking a 10 minute discussion).

Some other things:

We will need **lights installed**, several to ensure people can work in different places with sufficient light from at least two directions, unless there are lights up there already.

We'll need a **tower** and probably the rest of the **room to store** the insulation temporarily (there'll be quite a pile), which may well have an impact on other uses, so needs to be quite carefully timed

Important issues of using most of the common insulation which are a **health risk** and I'd be keen to avoid these, but all are on 'approved' lists if we get a grant, so a bit of an issue if we go that way.

I'll need to quite carefully **survey the roofspace** to clarify joist widths / insulation widths, areas overall, eaves ventilation, need to insulate over water tanks / water pipes / avoiding covering electrics etc.

We'll probably need some form of **insurance?**