

Braeport Centre Action Group

Meeting held on Thursday 25 October 2011

Note of Meeting

<p>Attendance : Alan Cessford, Mary Kane, John Armitage, Alan Pogson, Steve Mason, Stephen Ralston, Christine Cassie, Louise Owen, Rhona Peet, Chris Morgan, Neil Mackie.</p> <p>Apologies : Ken Mitchell, Ian Gill, Janet Gill, Bill Stewart, Jessica Lindohf, Bill McLean,</p> <p>Welcome : Christine, Louise, & Neil were welcomed to their first meeting</p> <p>This Note : A number of new people were attending for the first time. It was important, therefore to recap on the purpose of the petition and the process of taking the Centre into community ownership. The meeting was very wide ranging. This note is not intended to fully reflect the discussion, more to record decisions made.</p> <p>Membership of Action Group : At this stage the Action Group is looking for more people to get involved - everyone present was asked to bring along someone new. We may eventually set up a sub group dealing with Maintenance but not yet - it is good to have everyone's input</p> <p>Review of Open Day : Slow response to feedback forms from those users who put on displays. Those that have replied enjoyed it but, like the rest of us, wished that more people had been there</p> <p>Braeport Petition : Over 400 of the 700 had now been collected. It was agreed that the remaining balance should be split between BCAG members and DDT board members so that nobody has to collect too many signatures.</p> <p>DDT AGM : At the AGM on 1 October, DDT members approved a motion to support the board in seeking to take the Centre into DDT ownership. It was agreed that there would be a special meeting of members before we submit formal proposals to the Council.</p> <p>Delegation of decision making : Due to the presence on the Action Group of up to 4 board members, the DDT Board has agreed to delegate some decision making to the Action Group. Any piece of work costing more than £500 would need to be referred back to the board. The board would receive regular reports on the Group's activities.</p> <p>Signposting at the front of the Braeport. Christine will get advice from someone she knows who does this type of work..</p> <p>Repairs & maintenance</p> <ol style="list-style-type: none">1. Front steps : Work to the front steps had been commissioned from the Council.2. Painting : Agreed to get costs for painting downpipes and gutters3. Car park : Agreed to get costs for a one off sweep of the car park4. Drains - Stephen to get costs for an examination of the drains.	<p>Action</p> <p>All</p> <p>Ian</p> <p>Steve</p> <p>Christine</p> <p>Steve</p> <p>?</p> <p>Steve</p> <p>Stephen</p>
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<p>5. Pointing : Jessica to speak to Scott Gillies about pointing</p>	<p>Jessica</p>
<p>6. Cleaning : Jessica to get costs for a one off deep clean of Centre (subsequent idea)</p>	<p>Jessica</p>
<p>7. Heating system: Stephen reported on the assessment of the heating system. Essentially the costs of heating each space separately would be uneconomic at this stage. It would be possible to upgrade a number of the existing radiators and put thermostats on every radiator. Stephen hopes to have prices for the next meeting.</p>	<p>Stephen</p>
<p>8. Plumbing : Agreed to connect properly the pipe from sink in room 2</p>	<p>Stephen</p>
<p>9. Window cleaning : Costs being sought</p>	<p>Steve</p>
<p>Energy survey : The <i>Going Carbon Neutral Stirling</i> is to be carried out on Thursday. The results will be circulated to the group (attached).</p>	
<p>Insulation Project? : Steve and Chris had been under the floors and agreed that insulating under the floors was not a realistic option - there is insufficient space. It would be good to do the roof space but not as a community exercise. Chris subsequently suggested that it may be better to leave the insulation of the roof until we are doing a larger contract - less disruption and cost!</p>	
<p>Transfer of community assets : business plan : Steve described the Council's process for transferring community assets. Neil indicated that he would be happy to assist in the development of the business plan. Steve indicated a possible timetable but basically we want to submit an application to the Council asap. The Council's consideration of the application may be affected by the Council elections in May 2012.</p>	
<p>History of the Centre : John reported back on his discussion with Bill Inglis. This would be a good project for someone from the local History Society. We could get photos from the Museum. Steve to circulate the 4 pages of History that he found in an old file.</p>	
<p>Meet again : Tuesday 29th November 2011 at 7.30 in the Braeport Centre.</p>	

the Braeport Centre

Report on Insulation & Community Renewables

Information resulting from visit of Simon Gooden (Community facilitator) from Going Carbon Neutral Stirling to the Braeport Centre on 27 October 2011.

External wall insulation : Blown insulation behind the lath and plaster: Historic Scotland and their recommended installer BCA Insulation and they are saying that although they are happy with the product, they are still waiting on official accreditation and further testing by a university. They will be keeping me up to date but for the time being this is not an option. I would recommend calling them in six months to see how things are going.

BCA Insulation Ltd 1 Gilburn Place, Shotts, Lanarkshire ML7 5ES 01501 825682
w.shaw@bcagroup.org www.bcainsulation.co.uk

Roof insulation : Carried out professionally - use insulation boards in coombs

Underfloor vents : make them closable so that they can be closed in extreme weather

Secondary glazing : Plastic sheeting over window (instead of double glazing). The secondary glazing company is http://www.sodenplastics.co.uk/Soden_Plastics_Ltd/Soden_Plastics_Ltd_-_Home_Page.html

External doors : Weatherproof around external doors and improve thermal efficiency of door by overlaying with sheet insulation and covering with plywood. Not significant, but when carried out in conjunction with draught stripping this will assist in managing temperatures in a hall or lobby. This costs around £100 per door and would be best done DIY. See attached documents for where to get the materials. Alternatively you could install a new insulated door which costs around £600. The best place to obtain these is from a local joiner.

Skirting boards : Check for gaps/draughts

Solar PV Panels: Over Room 1 south-facing - presents least problems cos hidden from view

Over Room 3 south-facing - presents biggest area but might run into problems with Planners re listed building /conservation area - being viewed from Braeport and Cathedral

4kw is allowed - feed in tariff; 16 panels (1m x 1.6m panels); Costs £10/11k brings income of £1.6k

Saves on own electricity costs too. 100% interest free small business loans available from Energy Saving Scotland - payback over 8 years

Attached is an example of Sun Harvester prices and income (act quickly as the income is potentially being cut by half at the beginning of December)...

Information from **Simon Gooden** of Going Carbon Neutral Stirling 01786 468762
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www.goingcarbonneutralstirling.org.uk

Steve Mason 301011

Thermal Upgrade of Existing Frame and Filled Door

Product : Spacetherm Door In-Fill Panels (10mm Spacetherm pre bonded to 9mm Marine Grade Ply)

Project Overview

To significantly improve the thermal performance of an existing frame and filled door without compromising the exterior finish or width of existing door.

Project Description

Client was asked to provide accurate measurements for the two areas to be in-filled with the Spacetherm door panels. The panels were then produced & delivered to the client for insertion into the two recesses that are visible on the internal face of the door. Once in place a single 25mm screw was driven into the centre of each panel to hold in place. Proctor Acoustic Sealant was then used around the perimeter of each panel to fill any gaps and improve thermal and acoustic insulation. Beading measured, mitred & applied to the perimeter to provide a final structural finish. Installation was completed in 1.5 hours and carried out by the client. Once complete an undercoat was applied to the door & then a final gloss coat. Existing U-Value of the door blade = 3.16W/m²K. New U-Value = 0.91W/m²K. A post internal thermal image (Fig 4) was taken showing significantly less cold ingress/heat loss at the areas that were treated.

Quote from the client : I have recently trialed some of your Spacetherm insulation on my front door. The two pre-cut aerogel sections fitted snugly into the two recess panels of the door. With the beading provided and nailed in to place, the job was done in an hour and a half. All that was left was to paint the door. I have noticed a significant difference in the temperature of the hallway.

Sun Harvester

Size (kWp)	1.92kWp	2.4kWp	3.36kWp	3.84kWp
Module Efficiency	15.04	15.04	15.04	15.04
Cell Efficiency	17.2	17.2	17.2	17.2
Module Manufacturing Warranty (Yrs)	10	10	10	10
% Efficiency at 25 Years	80%	80%	80%	80%
Watts Per Panel	240	240	240	240
Number of Panels	8	10	14	16
Roof Area Required	13.12	16.4	22.96	26.24
Estimated Annual Generation (kWh)	1632	2060	2884	3296
Cell Type	Mono	Mono	Mono	Mono
Panel Manufacturer	Enfinity	Enfinity	Enfinity	Enfinity
Country of Origin	Belgium	Belgium	Belgium	Belgium
System Warranty (Parts & Labour)	2 Years	2 Years	2 Years	2 Years
Inverter Warranty	10 Years	10 Years	10 Years	10 Years
Annual Income	713.64	892.05	1248.87	1427.28
Export Income	24.72	30.9	43.26	49.44
Electricity Savings	107.13	133.91	187.47	214.26
Total income/savings per year	845.49	1056.86	1479.6	1690.98
Systems Cost (inc VAT) (£)	6,672.93	7,754.43	10,725.93	11,660.43
Payback Period (Years)	8	7	7	7
£/kW	3,475.48	3,231.01	3,192.24	3,036.57