

No valid decisions can be taken at a board meeting unless a quorum is present; the quorum for board meetings is 4 charity trustees, present in person. There are currently 4 serving Trustees

1.	Meeting validity confirmation Present: (PB) Patrick Buck - Chair, (AC) Andy Clegg - Treasurer, (WO) Bill Ottaway, (LW) minutes Apologies: (JS) Jean Shaw The meeting was not quorate	Action
2.	Declarations of interest - None	
3.	Welcome PB welcomed everyone to the meeting.	
4.	Approval of minutes from 3rd November 2025 WO proposed and PB seconded.	
5.	Matters Arising from Previous Minutes – 3rd November 2025 5.1 LW Review existing H&S paperwork – In progress 5.2 LW Emergency Hub – Still waiting for Customer Support at SP Energy Networks to contact me. Watson Peat (SPR) has been chasing them up. 5.3 AC Table covers for events – I am waiting for Angela to come back to me with choices. 5.4 WO TRV's for meeting room and office – This was not possible when the heating was being repaired as the whole system was not drained which would have been required to fit the TRV's. Revisit in the summer months and decide if TRV's are worth having on the meeting room and office radiators. 5.5 WO - Notice board to be installed on the end of The Galloway garage. Keys are sorted and the old one has been taken down and old fittings removed, so the new board can go up. PB – Are we still planning to move the hall noticeboard? AC – Yes, but we should wait for better weather. 5.6 AC - Pub licensing I cannot put in a licensing application until the building certificates arrive. We really need to get them before the SAC January licensing meeting. 5.7 PB - Pub chimney repair this can't be done during the winter. AC – Chase up when the weather improves. 5.8 PB - Graham & Sibbald have been instructed to readvertise for tenants – New prospective tenants have been found. 5.9 LW - Harbour Ayrshire drop in facility. AC – They attended the last BCC meeting and are interested in coming to the coffee morning. Await BCC minutes.	LW LW WO/LW WO AC PB LW

11.	<p>Pub Update Andrea Paton and Kaizer are new prospective tenants. The lease is in progress, hopefully ready for the end of January. PB - Tenants will be coming out to see what they require. There are no optics. AC – A coffee machine has been mentioned. WO – We need to get the microwaves and pizza oven out to check they are functional. PB – Once the contract has been signed the prospective tenants will give one months notice on their jobs. PB – I will be chasing everything up. AC I need to chase up the provisional license which is for 6 weeks. All paperwork has been submitted and it has been paid for but I have heard nothing back. PB – We won't need it until February. AC - The door to the kitchen may need changing.</p> <p>Outbuilding PB – The Building Inspector said extra beams were required and planning permission was not required as there is no change of use. The RHS wall has several parts which need replacing and the far end window and door need replacing and there is a rotten lintel. PB – We need to ask JT to confirm where the pipework is next to the outbuilding. AC – The roof should be insulated. I think the roof may need to be removed.</p> <p>Outbuilding Heating PB – Underfloor heating is cheaper to run than radiators. AC – If this is very expensive the BCIC might not offer the funding currently due to the large amount of funds required for the Greener Homes project.</p> <p>EDF payments for solar panels feed in AC - The pub and the hall should be receiving payments but we receive no information as to which payments are being received into the bank. We might not be receiving any feed-in payments for the pub.</p>	<p><i>WO/PB</i></p> <p><i>PB</i> <i>AC</i></p> <p><i>PB</i></p> <p><i>PB/AC</i></p> <p><i>AC/JS</i></p>
12.	<p>AOB None</p>	
	<p>Meeting closed at 20:10 Next meeting: Monday 5th January 2026 at 7pm</p>	