

## **MINUTES OF FRIENDS OF THE TRIANGLE MEETING held on Monday 6 May 2013**

**Present:** Dave Brookes, Peter Callingham, Mike Swan, Gillian Allen, Martin Lake.

**1. Apologies:** Jane Swan, Geoff Easton, Sheila Bliss, Matt Homewood.

**2 & 3. Minutes of last Meeting** held on 1 April 2013 were approved and there were no matters arising not dealt with below.

**4. Recent developments:** two volunteer sessions since the last meeting have seen the stripping out of old electrical fittings, conduits and wiring, and removal of the plaster board ceiling to expose the rafters enabling more accurate quotes to be received for the reroofing work under T.P. funding.

**5. Lease:** a. **Cost / Budget:** £600 budgeted for in Take Pride funding award (including Council's costs) but our solicitors now estimating their costs could be £1,200 to £1,500 due to complications and conditions within the draft lease to FOTT. Dave to request Council not to expect us to pay their costs. We will also need approval to spend less of Take Pride funding on workshop repairs to enable us to meet the higher legal costs. In meantime ask our solicitors to proceed but try to obtain some information for them ourselves.

b. **Risks and Permissions:** **United Utilities** say there is no drain from the toilet structure to a sewer. Our solicitor suggests further investigation which we will do on site at next volunteer session - there may be a soakaway / septic tank which may need treating and ensuring is properly sealed.

**Chancel search** recommended by solicitors as Triangle could be in a Chancel area (Priory Church?) and be subject to a future levy, though law change means that any levying body would need to notify landholders by Oct.'13. Need to check whether any levy would fall to Freeholder rather than tenant, or if we decide whether worth cost of insurance (circa £250). Lancaster C.C. may have insurance or indemnity for defective title, otherwise £90 search fee for further check but if it is positive there is no longer an option to insure.

**Draft lease** to us has clause that we are responsible for maintenance and repair of boundary walls. Need to check whether this includes canal bridge / access road wall (ought to be C&RT) and whether towpath wall is shared responsibility or not. We may well need to negotiate on this (or defer signing lease) as we don't currently have funds in place to do this, and no guarantee of getting them.

**Parking on point of Triangle** complicates lease and insurance costs. We want to deny parking here but would need to be able to afford bollards and may need to put them in place as soon as lease signed.

**Other elements of lease** - we wish to have Council remove their right to review (peppercorn) rent to be paid by us. Needs clause to request C&RT permission through Lancaster C.C. for future works.

**6. Contamination survey:** carried out in April (report on FOTT website) found traces of hydrocarbons in soil. Lancaster C.C. contamination officer wants hard plastic geogrid fixed over affected areas to prevent digging into the ground and the planting of edibles. The

grid would be hidden by soil but allow grass and wild flowers to grow through, while edibles could be planted in containers or raised beds with a solid base.

**7. Workshop repair:** We have permission to carry out Take Pride funded repair work from C&RT and from Lancaster C.C. (under licence in advance of lease of Triangle) but need C&RT agreement to include rooflights. We should also check that the chimney is in a safe condition and how it might be repointed on the roadside if necessary. In view of our increasing legal costs (item 5 above) Dave is prioritising the work required and obtaining quotes for reroofing, repairs to brickwork/lintels, and windows with security glazing. Next would be new timber fascias, rainwater goods and water butts (volunteer fitting work?) and repointing of brickwork. Last would be removal of steel sheeting to end double doors plus new locks, and replacement of existing steel entrance door, as funds permit.

**8. Planning application:** We need to progress form filling for Change of Use of Triangle from Light Industrial use to Public Amenity Space with ancillary buildings. Lengthy task with details of our proposals shown on plan and supporting survey documents required, plus Listed Building consent forms for future demolition of the two corner buildings adjoining Listed canal bridge. Peter and Mike to work on this. Application fee to be paid from excess in contamination survey grant.

**9. Design:** Still awaiting printed plan of design proposals from student Sara Haynes. Jane Swan may have some information on this later this week.

**10 & 11. Future works and fundraising:** The demolition of the two corner buildings; lowering, repair and new opening in the towpath wall; landscaping of the site (pathway, raised beds, planting, etc.); and bollards to prevent parking, will all need funding from future grant applications and our own fundraising efforts (see below). We need to start investigating possible funding sources.

**12. Future events:** Dave proposed holding a second fun, information / feedback and fundraising event on Sat. 6 July on the Triangle between 12 and 4pm to include a lunchtime B-B-Q, drinks and cakes. Music and stalls may also be possible. Games for younger children, marquees or tent can be borrowed from FA and a tarpaulin used to cover the wooden structure. Duncan & Liz, Will & Ushi to be asked to organise with help from FOTT (and FA?) volunteers, including ensuring the site is safe and tidy on the day.

**13. Volunteer sessions:** See 4 above for recent activity inside the workshop building. We have permission to demolish its small porch and the freestanding toilet structure, which will require great care due to the heavy concrete roofs. Other work will include keeping the site tidy and removing any hazards to the public. Martin offered to trim the grass areas when required. Next volunteer session planned for Sunday 19 May, 2 - 4 pm.

**14. Any other business:** none was raised.

**15. Next Meeting:** Monday 3 June at 7.30pm, upstairs in the Robert Gillow (opposite entrance to the King's Arms Hotel). All welcome.