

MINUTES OF FRIENDS OF THE TRIANGLE MEETING held on Monday 1 July 2013

Present: Dave Brookes, Peter Callingham, Geoff Easton, Uschi Maden–Weinberger, Gillian Allen, Wendy Longworth, Mike Swan, Jane Swan, Matt Homewood.

1. Apologies: Martin Luke, Kathy Barton.

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

4. Recent developments: large rate bill received (even though not yet sub-tenant) but relief given resulted in nothing to pay. In future we should be eligible for 80% discretionary relief giving relatively small amount to pay annually and possibly less.

5. Lease: draft lease received from our solicitor shows peppercorn rent of £1 p.a.; our liability towards access road and canal bridge boundary being limited to control of vegetation only and repairs to bridge required due to proposed demolition of lean-to buildings; a 30 year sub-lease which at end could require removal of works carried out to site though with a 6 month notice period; a Schedule of Works to be appended to include work done to date (demolition of workshop porch and toilet structure) and our proposed works. Dave felt we are close to agreeing final terms of sub-lease but possibly should not sign until Change of Use and Listed Building Consent planning application has been approved, see 9 below.

6. Site investigation: a pipe from the old (capped) toilet had previously been found leading to a possible soakaway but another pipe has now been located going uphill from the toilet though this might have been for runoff from the corner buildings' roofs. Further investigation required so as to establish what work might be required to seal off old toilet pipe and where runoff from buildings goes to.

7. Workshop repair: has been proceeding in recent weeks and should be almost completed shortly. Door and window lintels have been replaced and new fascia boards fitted, the double doors eased and made more secure, all brickwork repointed (the roofer to repoint the chimney), reroofing (including the replacement of rotting rafters) to be finished within days incorporating polycarbonate rooflights, as with new window frames being fitted with additional security fittings. Rainwater goods have been purchased and will be fitted; fascias and double doors to be painted by volunteers. Costs have been under budget possibly allowing for the replacement of the security door with a steel but timber effect door.

8. Design – drawings and consultation: Mike has produced a computer drawn plan of our 'final' proposals layout which together with other information about the Triangle will be on display at the Summer Fair (see below), with a request to visitors to give their views on the proposals and suggestions as to uses of the workshop building.

9. Summer Fair: Uschi reported on preparations for this information, consultation and fund raising event on the Triangle on Sat. 6 July, 12 noon to 4pm, for which leaflets had been delivered to local streets. The large tent (for tea, coffee, cakes and breads), tables and chairs will be borrowed from the Fairfield Association store with volunteers bringing more and a small gazebo for the information boards, and bunting. Duncan has made a temporary cover for the pergola, under which he and helpers will do BBQ burgers and salad. There will be games for young children (net a duck, 'coconut shy' and catch the rat with small prizes) and a lucky dip. Live music will be played halfway through the fair.

It was agreed that volunteers would meet at 10am to set up, help 'man' stalls and be available for packing up at 4pm and leaving the area clean and tidy.

10. Planning application: forms for Change of Use and L.B. consent largely filled in and o.k'd by former planning officer. Supporting paperwork is being collated. Just brief heritage and access statements to be written (Dave). Need to serve 21 day notice of application on owner of site – Canal & River Trust, with copy to Lancaster City Council (continuing leaseholder). Peter to sign.

11. Future works: major work includes demolition of two corner buildings (one quote of £1,200 plus cost of skips given); safe lowering of towpath wall incorporating sections of metal railings and new opening into site; pathway through site; provision of raised beds for growing fruit and vegetables, and other landscaping work; provision of noticeboard, and of wooden bollards to prevent parking on point of Triangle where existing access route to canal towpath. All the above requiring costing and funds to be raised – see 13 below.

12. Finances – Take Pride funding claim: forms to be completed for Lancaster C.C. by 17 July to claim back monies paid out on invoices received in the first quarter of 2013–14 (1/4 to 30/6/13). These include repair works to workshop building, skip hire, purchase of rainwater goods, interim solicitors' fees plus odds, totalling £7,285 out of the Take Pride grant of £9,975 (of which £407 claimed back in the previous quarter). Dave and Peter to complete forms and supply evidence of this expenditure.

13. Fundraising: Dave suggested applying to Lancaster Green Spaces, which gives grants up to £1,000 p.a. to suitable projects, for a good quality notice board for the Triangle. Applications need to be made by 1/9/13. We should also consider the Heritage Lottery Fund for which we would need to make a link with the heritage aspects of the site.

14. Volunteer sessions: recent sessions have concentrated on levelling and tidying the site in preparation for the Summer Fair on 6 July. Forthcoming sessions will include careful removal of tree saplings growing out of the Aldcliffe Road stone wall, dealing with remaining tree stumps, removal of unwanted material and vegetation, cleaning out of workshop building, further investigation of drains, and possibly some painting of facias and doors.

15. Any other business: the question of whether or not to have gates at the existing and proposed new entrance to the Triangle was discussed. It was agreed there should be, (probably with a long and narrow gate at the existing access), to help define the boundary of the site and to discourage dogs, though the gates would not be locked in order to allow public access. Detail of gates to be agreed later.

16. Next meeting: Monday 5 August 2013 at 7.30pm, upstairs in the Robert Gillow (opposite the entrance to the King's Arms Hotel). All welcome.