

Minutes of Friends of the Triangle Meeting held on Monday 5 August 2013

Present: Dave Brookes, Peter Callingham, Mike Swan, Jane Swan, Gillian Allen, Martin Luke, Sheila Bliss.

1. Apologies: Kathy Barton, Matt Homewood, Geoff Easton, Will Maden, Uschi Maden–Weinberger.

2, 3 & 4: Minutes of last Meeting held on Monday 1 July 2013 were approved and there were no matters arising not dealt with below nor any recent developments to report.

5. Lease: the draft sub–lease of the Triangle site (to the Fairfield Association for the FOTT sub–group) has now been modified and agreed to our satisfaction, including a Schedule of Condition of the site at May 2013 (being the standard to which it should not fall below), and a Schedule of Work (our proposals) which has been given written permission by both the Canal and River Trust and the City Council. It was **agreed by the Meeting** that our solicitors should now be instructed to draw up the final documents for signing of the Lease.

6. Site investigation: at the last volunteer session it was found that run–off from the workshop drainage channel linked to pipes through the wall onto Aldcliffe Road which may need to be cleaned out. Further investigation of the old toilet drainage is required to establish if we need to seal off any foul drain or soakaway.

7. Workshop repair: the major works underway as detailed in the July minutes have been completed giving a much improved quality and appearance to the building, leaving the rainwater goods to be fitted (contractor) and the double doors to be repainted (B&Q or Wilko’s to be asked to donate paint?). Dave is costing the purchase and fitting of a more appropriate looking security door and render which Take Pride funds could cover. The inside of the building now needs clearing out (car trips to Salt Ayre tip or skip hire?) and painting.

8. Summer Fair / Feedback: a very successful event thanks to organisers Will and Ushi, Duncan and Liz, volunteers and great weather; with high public attendance and enjoyment, raising £460 for our funds and giving a good response to our design consultation. This was very largely supportive of our plans with suggestions including seating (utilising felled tree trunks? or for play), boat hire (unlikely to be practicable or permissible) and a café (costly to set up and competing with Aldcliffe stores). Ideas for the workshop included a community centre, craftwork, bike repair, studio, and pop–up exhibition space.

It was agreed that we should aim to have both a spring and summer fundraising event on the Triangle in 2014 and that because this was some time away we could have a smaller autumn event this year to celebrate the completion of the workshop renovation.

9. Planning application: needing to be progressed including short Design and Access and Heritage statements. Mike to look into completing online rather than 3 copies on paper. Dave would like to submit by end August even though likely to sign lease before decision but very unlikely that Change of Use and our proposals would be turned down at this stage.

10. Future works: the possibility of installing a small solar panel on the workshop roof has been raised (and agreed by City Council and C&RT) to power an outside light and LED lights within, plus battery charging at a cost of approx. £600. Internal sockets would require an inverter and extra cost. It was agreed to give future consideration if funding could be found.

11. Finances: expenditure of £7,285 on workshop repairs has been reimbursed by the City Council from the Take Pride grant, which after £407 spent in the previous quarter leaves £2,283 available for fitting of rainwater goods, a more suitable security door and additional legal fees; with some other monies still available from our fundraising events and the excess of the County Council's contamination survey grant for autumn tree work and other items.

12. Fundraising: application could be made to **Lancaster Green Spaces** by 1/9/13 for up to £1,000 which it was agreed should be for a permanent notice board for the Triangle. Peter to investigate. **United Utilities** is also making similar grants to community projects (to compensate for its disruptive City centre drainage work) which might meet the cost of solar panel lighting. Dave to make further enquiries.

13. Volunteer session: was agreed for Sunday 11 August: work to include further painting, more stump removal and drainage investigation, clearing out of workshop, and possibility of access into old corner buildings.

14. Date of next meeting: was fixed for Monday 2 September 2013 at the Robert Gillow, there being no other business raised.