

MINUTES OF FRIENDS OF THE TRIANGLE MEETING HELD ON 15 OCTOBER 2012

1 Present: Dave Brookes, Gillian Allen, Martin Luke, Will Madden, Geoff Easton, Mike Swan, Jane Swan, Lyndsay Robertson, Mick Short (Fairfield Association), Peter Callingham.

Apologies: Kathy Barton, David Switzer, Janet Smith.

2 & 3 Minutes of last Meeting on 3 September 2012 were approved and there were no matters arising not dealt with below.

4 Relationship with Fairfield Association:

a. Terms of Reference: Mick Short reported that FA reviewing its structure and procedures and would need to consider FOTT's relationship depending on our short and long term aims and needs. The meeting saw FOTT as a largely self-sufficient, longer term part of FA (rather than a separate charity), being covered by its public liability insurance and using its banking facility, while making separate / non-competing funding bids. This would suggest it being a sub-committee of FA, reporting back to FA meetings, ideally with some members of each group attending each others meetings. [Dave B and Peter C subsequently went to the FA's Oct. meeting where our aims and this arrangement were supported very positively, with a small joint meeting to be held to sort out the detail.]

b. Lease of Triangle: FOTT not yet constituted (aims, terms of reference, etc.) to be able to sign lease itself, or will it need to be done by / as part of FA? Need to clarify and timing.

5 Landowner Issues: Dave Brooks reported on:

a. Canal and River Trust: have prepared a useful Heritage Survey of the Triangle (see website) and subsequently agreed that a fuller report is not required. Also offered to assist us in any way they can.

b. Draft lease: Lancaster CC wish us to sign a letter of intent to take on the lease and could allow access before its completion. Legal costs have been included in the Take Pride bid.

c. Registration: The site and lease will need to be registered with the Land Registry.

d. Insurance: We need to clarify who insures the site – C&R T or Lancaster CC and what the liabilities might be. If LCC it may only charge £10 p.a. to add to its cover.

6. Planning Application: Planning department have confirmed Change of Use required to Green Space, though planning permission nor Conservation Area consent needed for repairs to main building.

7. Investigations: a. Building Survey: Access to main building shows poor internal condition (photos on Website) but can be cleaned up and repaired with funding - see 8a below.

b. Desktop study and contamination survey: Much historical information on Triangle now on Website. Need to clarify extent of contamination survey required - could cost £2 - 3k from future funding bids.

c. Arboricultural survey: Advice given by contractor on site - recommends take out old goat willow and rowan, coppice hazel and crown raise beech - £150 including survey report for planning permission / CA consent.

d. Bat Survey: C&R T moving bats from former dwelling over canal. May also check our site.

8. Other Quotes:

a. Main building repair work: Bid submitted to Lancaster CC Take Pride Fund (thanks to Dave's hard work) to demolish porch, fit new secure door, re-roof, repairs, re-pointing, new fascias and rain water goods, security glazing, scaffolding, skip hire and legal fees – almost £10k.

b & c. Demolition of other buildings and canalside stone wall work: Will need to be subjects of sizeable future funding bids.

9. Fund Raising:

a. Take Pride bid: see 8a above. Decision due mid-November.

b. Cake sale: very successful with £250 raised. Thanks to Will and all other helpers for organising and running the event. May do again in spring. Also had offer of BBQ in summer with % of takings going to Triangle funds.

c. Other funding: A 'giving page' on our website for donations could be considered.

10. Volunteer sessions: continuing regularly with clearance and tidying work. Height of ivy on end wall much reduced. Next volunteer session Sat. 20 Oct. 2-4pm. **N.B.** If volunteer(s) want to do tasks outside arranged session at least one must be member of FA to be covered by their insurance. Perhaps we need a volunteer organiser to sanction such work / tasks.

11. Design ideas: a. Consultation response: 37 forms completed at cake sale with many similar responses and other interesting suggestions (see analysis by Ushi on website). We should narrow down ideas for next meeting and repeat more detailed consultation next year.

b. Other ideas: - to have a notice board on outside of Triangle to explain 'Friends of' group and ideas for the site once the lease has been agreed.

- to have collapsible and lockable bollard(s) on point of Triangle in the future to be able to prevent parking here.

12. Any other business: None.

13. Date of next meeting: Monday 3 Dec.'12 at 7.30pm in the Robert Gillow.