



Introduction

This e-bulletin is the digital newsletter for all members of the Maryburgh Amenities Company Ltd. and is designed to keep all its members informed and updated. The last month has been quite turbulent with additional meetings convened by both the Maryburgh Futures Group and the Board of Directors. There has been disappointment regarding the lottery funding, while the Board have been considering the short term plans for the Community Centre. The ongoing financial position of the Company has also been top of the agenda and how we can continue to raise sufficient money to carry out all the maintenance that is necessary.



Figure 1 – Maryburgh in the Autumn

AGM

**ANNUAL GENERAL
MEETING**

At the September meeting of the board it was decided to delay the AGM until the future of the community land was known and if funding would be available from the lottery. Last year's AGM was held on the 30th October 2014. Under article 16 of the Articles of Association the next AGM must be held within 15 months of the previous AGM.

The board have therefore decided to hold the next AGM in January 2016. Formal notification will be provided once a date has been set.

Director Nominations

Do you know someone who would like to become a director? Would you like to be a director?

Why not ask them now, and be prepared for the next AGM? A candidate needs at least 2 ordinary members to nominate them, in writing, to the registered office at least 7 days before the AGM.

If you'd like to know more about what's involved, or wish to discuss the nomination process please feel free to speak to an existing board member.

Lottery Funding

We have now had official notification from the lottery fund that our application was unsuccessful. Our future plans for the old school building, greenspace, football pitch and upgrade of the Community Centre is now on hold, until an alternative business plan can be investigated.

The board are still waiting to hear from the Highland Council Asset Board and find out if they will give us more time to produce a viable business plan or are they going to sell the land for housing as originally suggested.

Building Repairs

The condition of the Centre was discussed in some detail at the last Board meeting, along with trying to budget for the work that is now needed urgently.

Unfortunately, we don't have a big budget. Our total profit, up until June 2015, was only £680.00.

Ceiling Tiles

The ceiling tiles are now waiting to be fitted. We need to find time to remove the damaged tiles and replace them with the new tiles. **Do you have time to help us do this?**

Toilets

Not the most glamorous of subjects, but essential for the running of the centre. There seems to be a couple of main problems:

- Construction of the drainage
- Inappropriate items being put down the toilets

The ladies toilets have become blocked again and it is now obvious that urgent work is needed to sort this problem.

What's Causing the Problem?

We think the problem is the slope of the pipe from the toilets into the inspection chamber outside the building. There are also concerns that the concrete inspection chamber base slab adds to the blockage problem.

How Can we Fix It?

We need to determine the slope of the pipe to confirm if the drop between the toilets and the inspection chamber is too shallow to allow the water to transport all the waste materials past the chamber. The only way to do this is to excavate the pipe and inspection chamber and if necessary increase the depth of

the inspection chamber to provide sufficient slope. **Do you have any skills that will help us resolve this?**

Inappropriate Items

When some of us checked out the building we found paper towels had been put down the changing room toilet. **This is something we can all help with, and it's really simple, and doesn't cost anyone time or money!**

Heating and Lighting

The cost of heating the building is extremely high, and the long term proposal had been to install a bio-mass boiler. However, changes that are being made by the treasury will probably affect the viability of this.

So, in the short term we should be looking for other solutions.

- The electricity bill was over £6,000.00 last year.
- Heating has been left on when the building isn't being used.
- Fluorescent light tubes have been broken because they don't have protective enclosures.

Possible Solutions

We have now moved onto a cheaper electricity tariff.

- If you're using the building **switch everything off after you use it** – especially the heating
- Do you have the **skills to fit a new lock to the cupboard** with the electrical switches?
- If you are using balls etc in the hall **please make sure you don't smash any more of the tubes.**
- **Do you know where we can source protective fluorescent light enclosures** – we tried sourcing these in the past but the cost was prohibitive.
- Once we get enclosures – **can you help us fit them?**

Decoration

The interior of the building needs repainting and some or all of the

carpeting/floor coverings need replacing.

- Can you help with decorating?
- Do you have carpet laying skills?

Close the Building?

One of the discussions at the latest board meeting was around temporarily closing the centre for the winter. This is not a route anyone would like to go down, but...

We need to reduce running costs, and bring the building into a more usable condition.

The high cost of heating the main hall in the winter means its use is restricted. Due to the cost of heating along with having to raise money to carry out all the repairs mentioned above the Board are now seriously considering closing the building completely for the foreseeable future to reduce the running costs and allow time to bring the building back into a usable condition.

It is proposed that our short term plans should be to repair the toilets and redecorate the entrance hall and small hall. Once this work has been completed it may be possible to open the small hall next spring for activities, but the main hall and changing rooms will need to remain closed until sufficient funding is available to carry out all the maintenance needed.

CAN WE DO IT?



YES WE CAN (if we want to!)