

Subject	St Kessog's progress meeting
Date	19 th October 2021 @ 10.00
Venue	Microsoft Teams

Attendees

Steve MacDonald (Chair)	Stirling Council
Sarah Phillips	Stirling Council
Geraldine Donald	Stirling Council
Laura Cameron	Stirling Council
Lindsey McKrell	Stirling Council
Fiona Frize	Stirling Council
Crawford Bell	Stirling Council
Brian O'Donnell	NORR Consultants
Jennifer Freeman	NORR Consultants
Susan King	St Kessog's Working Party
David Moore	Callander Community Development Trust
Patricia Kent	Callander Youth Project
Timothy Crone	Callander Community Council (Associate Mem.)
Johnathon Anderson	McLaren High School

Apologies

Julie Carmichael	Deli Ecosse
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Building Design Update

Structural and drainage surveys have now been completed

Updated plans tabled following comments from previous meeting followed by the 3D walk-through video. This resulted in discussions around various aspects of the design.

- A compliant Changing Places Toilet cannot be accommodated due constraints of the existing building. Required to be a minimum of 3m x 4m. A CPT is not a requirement under either planning or building regulations for this size of public building.
- Baby change and accessible toilet to be accommodated at 1st floor
- Shop located in lobby, to include a wall with digital screen and cabinets
- Heritage area – now located in the chancel area closed off by glass doors. Library want to use this space for the children's area.
- Plant area required where VR room was located in Digital Hub, resulting in a loss of 20% of income potential.
- Work areas in Digital Hub located next to the windows, meeting rooms moved into the plan to divide the library from Digital Hub. Doors provided to both sides of the meeting rooms to allow these spaces to be shared by digital hub and library users.
- Meeting with library staff to be setup to understand their requirements.
- Fire exits – no solutions at address stepped egress to the rear exit onto street – it will need to be by a managed evacuation.
- Due to the narrow width of the existing stairs, the maximum capacity may be as low as 60 (120 at very best). The mechanical engineers plans show ventilation provision for just 40 people.
- Disabled refuge area to top of stairs and an evacuation chair will be needed.

- The use of the small room in the spire was discussed, possible uses as heritage/quiet room/meeting room. Access to this room may restrict its end use due to steps into this space.

The intention is to sign off the Stage 2 design by the end of December.

Next steps;

- Meeting to be held between NORR consultants and Callander Library to understand their requirements.
- St Kessog's working party are due to meet on the 17th November to define the community and digital hub requirements.
- NORR Consultants to begin consultation with LLTNP planning department, Historic Environment Scotland, Scottish Fire and Rescue Service, Stirling Area Access Panel and Stirling Building Standards.

Cost/Funding/Timelines

Current costs circa £2.1million

If design is frozen by end of December 2021, building is expected to start early 2023 and due to complete early 2024.

Regeneration Capital Grant Fund for £1.117million was unsuccessful.

City Deal application in progress with potential additional funds for Callander if the project progresses on the time scales defined above.

Other sources of funding include Place Based Investment and the commercial value of the existing library.

Operational Plan

Operational costs are still to reflect inflation going forward.

While the previously discussed increase in Digital Hub rates have been factored in, the loss of the VR room has meant there is only a marginal increase in profit.

Discussions about whether to charge for use of the toilets or to have donations to be considered.

Next steps:

New information on reduced first floor occupancy to be factored into the operational business case.

Organisational structure

The work undertaken with the assistance of Stirling Volunteer Enterprise was presented. They have been investigating the best business structure operating a community facility and Digital Hub. They have concluded that an independent Scottish Charitable Incorporated Organisation (SCIO) would be the best way to structure such an organisation.

Stirling Council have recommended that they run the design decisions work and the setting up of the SCIO up in parallel. Getting the SCIO up and running should unlock further funding opportunities to apply for grants and support the council in their grant applications.

Next steps:

As noted under the building design update section, the St Kessog's working party are due to meet on the 17th November. This will be to agree final changes to the design of the building and discuss the setting up of a SCIO, identify roles for perspective trustees and consider recruitment.