



**CHAMBERS INSTITUTION TRUST  
TO BE HELD ON WEDNESDAY, 15TH  
MARCH, 2023**

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**Please find attached the Appendix in respect of Item 5  
on the agenda for the above meeting**

5.	<b>Beneficiaries Group Update</b> (Pages 3 - 8)  An update from the meeting of the Beneficiaries Group held on 14 March 2023. Minute of the meeting held on 21 February 2023 for noting. (Copy attached.)	10 mins
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## **Chambers Institute Beneficiaries**

**Meeting held 14<sup>th</sup> March 2023 held at the Eastgate Theatre**

### **Present:**

CLlr Robin Tatler, SBC (Chair)  
Lorna McCullough, The Bridge (Minutes)  
CLlr Marshall Douglas  
Sam Coe, Peebles Civic Society  
Deborah Gallagher, Director Eastgate Theatre  
CLlr Eric Small

### **Apologies:**

Geoffrey Hamilton, Tweeddale Society  
CLlr Viv Marshall  
CLlr Julie Peroni, SBC  
Kenny Harrow, SBC  
Gareth Smith, Property Officer, SBC  
Fiona Colton, Live Borders  
Hannah Lacon, SBC

### **1. Welcome**

Robin welcomed everyone to the meeting.

### **2. Notes from meeting on 21<sup>st</sup> February**

No issues raised.

### **3. Burgh Hall Project – updates (Project team and sub-group)**

#### **- Works**

#### **Burgh Hall Refurbishment Update:**

#### **Progress / programme:**

- Walls all framed and boarded
- additional patches due to other trades 70% repaired

- cornice works 50% completed
- Rest of cornice moulds hopefully completed and fitted by week ending 24th
- scaffold dropped week ending the 31st
- Joinery manufacturing and fitting 90%
- Electrical cabling 100%
- Smoke detection cabling 100%
- Painter preparation / filling work has commenced where feasible
- Header tank removal work has been approved from property maintenance budget and should take place week commencing 20th
- Public wi-fi installation imminent, however, awaiting Live Borders to approve 24 month contract so GB Technologies can proceed. Order number already raised for the installation work.
- At the moment the project is running to programme, however, the next couple of weeks will be important as the ornamental plasterwork is scheduled to be fitted and this will open up the job for more painters.
- It would be beneficial if I had an agreed date for actual handover of the hall back to Live Borders.

**Details / specification:**

- Remove 3 number window fans
- Light fittings to be as follows:

Pendants to be Ondaria II Bronze surround

Wall lights to be Epuria. There is a bronze surround option but this will cost an additional £1872 and delivery is 8-10 weeks which is not acceptable. I suggest we proceed with the white surround option?

- **Confirmation of paint colours:**

Timber panelling                      Midnight teal (Dulux Heritage)

Walls                                      Ash white (Dulux Heritage)

Plasterwork dado                      Lead white (Dulux Heritage) plus green  
moulding and above

Window timbers                      Lead white (Dulux Heritage)

Ornamental plasterwork              Lead white

Roof trusses                              Masters Gold (Dulux)

Roof timbers                      Better match to existing still to be decided. Buff from dulux heritage range was selected but colour is lighter than what was anticipated once applied. Indian Sunshine and Cool Camel from the Dulux range have been picked and they are now available for viewing.

- Detail to 2 number windows to LHS of balcony. Sanne Roberts happy with a plain decal fitted to the glass surface to obscure the view.
- Radiator covers/design still to be agreed
- **Window blinds:**

Estimate received from Grand Design Blinds for supply and fit of remote controlled motorised upward draw blinds is £57,945.00. I assume this is definitely a task for another project due to the cost?

Muir Group Interiors emailed today and they are struggling to provide a suitable solution for the Burgh Hall window blinds but will do some further research.

- **Extras:**

The following should be noted:

Loose plasterwork on gable elevations incorporating scaffold alterations

Extra joiner and plaster patching work required due to the difficulty experienced by the electricians in cabling behind the lath and plaster walls.

**ACTION** – Sam and Andy to arrange with Gareth to view gold paint colours and to check decals to ensure meeting expectations.

**Costs:**

- See spreadsheet

**Place Based Investment Fund £100k**

**Chambers own funds £29k**

**WIFI was an add on.**

- **Re-opening event**

Volunteer Fair to co-ordinate with Retailers Association street event the weekend of 28<sup>th</sup> May 2023. Local organisations, including Chambers tenants, Live Borders, Chambers Institute, Borders TSI and others will be invited to have a stall to promote their organisation and aid volunteer recruitment.

Robin will check availability of the hall with Fiona at Live Borders tomorrow.

**4. Facilitation**

Agreed in principle to consider being a part of the place making process for Peebles, rather than proceeding with this separately, which would use different budget and can access approved list of consultants already procured.

**5. Business Plan for Chambers Institution Trust**

Robin is proposing we have a sub group to develop the business plan and to give consideration to have the Chambers running independently. SLA with Live Borders needs to be considered. Sam is interested in joining this group and others need to be involved.

**Page Park update from Sam** – outline proposals generated questions but they need to know the priorities before moving forward. Sam will further explore the architectural possibilities and feed into the workshop with Page Park on Friday 24<sup>th</sup> March at 11-1pm at the studio, Eastgate Theatre to explore accommodation needs and options of the Burgh Hall and the entire Chambers Buildings.

Sam asked if the condition survey results were available, will be raised at Trustees meeting tomorrow.

Sam gave an update of a church that was converted in North Berwick where an entire floor was inserted and underneath was used for offices and is used as a busy community venue.

**6. AOB**

Robin to arrange for Deborah to have a tour of the Chambers.

**7. Date and venue of next meeting**

Next meeting will be 12 month time, date TBC.

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