**Old Luce Development Trust**

**Minutes of the Annual General Meeting**

Wednesday 28 April 2021: 19:00 – 19:45

Meeting held online

1. **Attendance and Apologies**

**Attendees**

Directors: Mike Lane, Diane Lowe, Jim McClung, Lorna McDowall, Steven Newton, Stephen Ogston, Jackie Plunkett, Richard Rankin, Drew Sloan, Kippy Thomson

Full Members: Mick Bird, Lynne Bird, Clare Burl, David Burl, David Maxwell, Kenneth McKinstry, Fred Murray, Michelle Newton, Donald Peers, Derek Reid, Margaret Stewart, Robert Stewart, Evelyn Wright, Peter Wright

Associate Members: Elaine Loch,

Non-members: Jane McDowall, Gordon Reid (Accountant), Tracey Murray (Development Officer), Louise McCulloch (Administrator)

**Apologies**

Nigel Miscampbell and Margie Ferguson

The Chair welcomed members to the AGM

1. **Minutes of the Last AGM and EGM**

The minutes of the last AGM and EGM were proposed by Jim McClung and seconded by Richard Rankin.

1. **Chair’s Report**

The Chair noted that although it has been a strange year, Covid hasn’t stopped the work of the Trust. Albeit somewhat constrained by Covid restrictions at times, there have been some great successes and it has remained to be an incredibly busy year for the Trust. Membership is now stood at 200 people, which reflects a good proportion of the households across the parish, and our membership is something we can be proud off, and indeed has helped us in our cases for external funding.

Over the past year, the Trust have been working hard to finalise the delivery on several ongoing projects. There have been a number of successes, aimed too at building sustainable communities, and delivering on our key aim of improving our community. Understandably the business of the Trust is one of managing the demands of the community and as such projects are managed to allow our volunteer Directors to best direct their time.

This year has seen a lot of Director time spent working on grant applications and logistics to support the purchase of the Doctors’ Surgery as well as amending plans to meet new regulatory guidance for the Village Square.

**Projects**

* **Doctors Surgery:** Through the support of the Big Lottery and the Scottish Land Fund, the Trust have secured for community ownership the existing Doctors Surgery, and the attached property Fourwinds. This means that the Trust has also safeguarded, for the foreseeable future, the delivery of GP services in our parish. The Surgery has always been a two-stage plan, the first stage was to secure the tenure of the surgery through ownership, whilst the second was to look to develop the property to bring facilities into the 21st century, and it is this that the Trust will be working on in the coming 12 months.

The next steps with the surgery are exciting and ambitious and will take a considerable investment in time, and funds. The Trust are looking to multiple funding streams to assist with this development and are very much going to be involving all stakeholders in these next steps.

* **Community Asset Transfers:** The Trust were successful in their bid to have the Industrial Estate and the Long-Term carpark at the old station site agreed by the Local Authority for asset transfer. This is currently with solicitors, and we are hoping to have the purchase concluded in the coming 12 weeks. This will allow the Trust to reinvest and upgrade these long-neglected sites, securing the current tenancies and ensuring ongoing employment in the area.
* **Village Square:** You will have noticed that work is well under way with the village square, despite the period of enforced lockdown. Drainage has been the holdup with the development; however, this has been overcome. Over the coming two months the stonework will be completed, the area will be paved, and the oak framed all-weather shelter will be installed. This will provide a real focal point for the village of Glenluce and the wider community as well as a new meeting place.
* **Brambles Site:** The decision was made to review and change plans with regards to Brambles, as it is not the Trusts’ purpose to jeopardise local businesses, and with a successful café operating in the village to then make Brambles into a further eatery would not be appropriate. The Trust are in the midst of a tender process to appoint architects to oversee the redesign of Brambles into a multipurpose small business suite, and short-term accommodation.
* **Christmas Lights**: Stage three of the Christmas lighting has seen the purchase of new lights for the Dunragit community – and in the coming festive season we will see them in all their festive splendour.
* **Village Hall:** The Hall is a vital community asset, it has been closed for much of the past twelve months, although we have worked hard to keep the toilets open in all but the most stringent lockdown. The hall is expected to reopen for bookings in late May, assuming there are no further tightening of restrictions. The Trust is investing in some hardware for the Community shop to improve the experience and safety of volunteers and visitors. The Trust encourage that people in the community please use and support their Community Shop.
* **Management of the Hall**: The Trust renewed their management agreement with the Local Authority for a further 2 years in September 2021. This will enable the Trust to better gauge the costs and maintenance requirements of the facility. It is anticipated by the Trust that we will most likely be seeking asset transfer of the Hall at the conclusion of the current agreement.
* **Glen and Natural Environment**: The Glen work on the paths has bedded in. In the summer months, some remedial work is planned on the path in some sections, and we are going to look to get the boundary improved and refenced in many sections in consultation with neighbouring property owners. We have access to a skilled Tree Arborist who is working with us to identify and manage dangerous/concerning trees, and we are taking steps this summer to take and monitor these for ongoing maintenance and the welfare of woodland users as well as the woods themselves. There is also some maintenance planned for the Railway path. It is our intention to look to install further seating along this route over the coming twelve months.
* **Housing Needs:** The Trust undertook a Housing Needs analysis, and it provided insight into what our parish requires with regards to housing. This will act as guidance in actions and forward planning the Trust takes over the next five years.

**Volunteering**

Volunteering is at the heart of the organisation.

As each of the projects reach fruition, the Trust are looking for people from across the community to become involved in the management, maintenance, and continuing development of projects. The Chair expressed that he is very keen to hear from any members who would like to become volunteers, especially in Friends of the Hall & Friends of the Glen.

The Trust is able to be more efficient and diligent in their reporting, especially as work becomes more involved, in no small part to the work of the Development Officer Tracey Murray and Administrator Louise McCulloch. The Chair thanked them both for their work, especially in the most difficult times through remote working. In this period of government cuts, and reductions in community services, it is comforting to be part of an organisation whose main aim is to bring improvement to peoples’ lives.

**Directors**

This year, there has been a small volunteer team of 10 Directors working tirelessly on the varied activities.

Jim McClung (Vice Chair)

Lorna McDowall (Treasurer)

Diane Lowe

Steven Newton

Stephen Ogston

Jackie Plunkett

Drew Sloan

Richard Rankin

Kippy Thomson

Each Director brings with them a valuable skillset and life experience, all of which at some point we have had to draw upon.

The Chair thanked them all for their efforts, time given and support in some difficult times.

Again, the Chair extended an invite to members to give serious consideration towards the volunteering opportunities within the Trust.

Only through community involvement and community engagement will the Trust succeed in bringing positive change to our communities.

1. **Treasurer’s Report**

The Chair explained that now that the Trust was registered as a charity with OSCR, there were different accounting requirements that needed to be met and one of these was the inclusion of a Trustees’ Annual Report within the annual accounts and financial statements. The Chair thanked Tracey and Gordon for their work over the last few weeks to complete the year end accounts on time for the AGM.

The Treasurer stated that although the figures in the financial statements of the accounts appear financially static with no net assets, this is as a result of requirements between the regulatory bodies on how the Trust needs to report. The Trustees’ Annual Report at the front of the document serves as an excellent breakdown between all the project funds. The Trust started the year with £209,032 and received income of £464,098, with over £440k from grant sources. Expenditure for the year was £414,214 which left a year-end balance of £258k.

1. **Questions from the Floor**

Fred Murray raised a question about a figure within the 2021 annual accounts for further explanation as to what it was for. Gordon offered, that if Fred emailed his question over to him, that he would look into it and explain the details further.

Fred also congratulated the Trust for the work they have carried out over the last 12 months, especially that of the Glen and Railway Path that have been a life saver to the community during lockdown.

1. **Resignations**

Drew Sloan, Jim McClung and Lorna McDowall resigned as Directors at the meeting.

1. **Election of New Trust Directors**

Director nominations had been received in advance of the meeting from Kenneth McKinstry.

Drew Sloan was nominated by Mike Lane at the meeting.

Jim McClung was nominated by Mike Lane at the meeting.

Lorna McDowall was nominated by Mike Lane at the meeting.

As there were an equal number of seats to nominations, there was no need for elections and all nominees were duly appointed with no objections.

This leaves the Trust with 11 Directors.

1. **Any Other Business**

Association Member Elaine Loch asked whether the Trust would be organising an official opening for the Village Square on its completion and if they had considered involving the previous owners from the Deprato family who still reside locally. The Chair confirmed that there would be an official opening organised and that the Trust hadn’t considered approaching the family of the previous owners but would certainly look into this suggestion. Elaine also requested whether the Trust had tried to gather any old stories of the village to bring together for such events, in spirit of keeping the local language alive. Tracey explained that Galloway and South Ayrshire Biosphere had been working on something similar on behalf of the Trust, gathering stories and information on the village from days gone by and were eager to hear from anyone who had information to share. Elaine agreed to volunteer time towards helping gather stories and information from local sources she had and to contact the Trust office to discuss this further. Fred Murray suggested that local historian Alan Ross could possibly be a help too.

Dave Burl asked whether there would be a small gesture of appreciation presented to those who have worked on the village square site to construct and build it. The Chair explained that this could be considered and discussed at a future Trust meeting.

Meeting closed at 19:45