



OLD LUCE

DEVELOPMENT TRUST

Old Luce Development Trust Minutes of the Annual General Meeting

Wednesday 28 November 2018: 19:00 – 20:00

1. Attendance and Apologies

Attendees

- Directors: Bobby Graham, Mike Lane, Diane Lowe, Jim McClung, Lorna McDowall, Richard Rankin, Joyce Stewart
- Members: Mick Bird, Eunice Crosbie, Elizabeth Innes, Pauline Kelly, Helen Milne, Liz Miscampbell, Fred Murray, Stephen Ogston, Donald Peers, Jack Plunkett, Agnes Sloan, Derek Sloan
- Non-members: June Murray, Gordon Reid (Accountant), Tracey Murray (Development Officer)

Apologies

Drew Sloan, Evelyn Stevenson, David Burl, Nigel Miscampbell, Tommy Lowe

2. Minutes of the Last AGM

Proposed by Joyce Stewart, seconded Fred Murray

3. Chair's Report

The Chair welcomed everyone to this second annual AGM for the Old Luce Development Trust and explained that it had been a busy twelve months since the last AGM. The process had continued to be an enlightening experience, dealing with multiple agencies, both government, non-profit and private businesses. The OLD T has continued to be guided by the community consultation undertaken in 2015, and as such the key focuses remain on:

- Community Hub/Village Hall
- Providing a social space such as a café
- Derelict Buildings – improvements to the streetscape
- Improving the natural environment

Over the past year, the Trust has been working hard to deliver on a number of projects, and in addition has taken on new projects, either through choice, or by necessity.

There has been a number of successes, aimed at building capacity, but also delivering on the key aim of improving the community.

Some visual changes to the community are:

- Completion of a new surfaced, and drained pathway, and installation of a state of the art bridge to the Back Burn, in Glenluce. The path has been future



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proofed with conduit in place for installation of lighting at a point in the next few years. The project cost £22K, and funding was via the OLCF, and ENGIE

- The two stages of Christmas lighting have been completed in Dunragit & Glenluce. The second stage sees the area outside the Glenluce village shop, the exterior of the Village Hall, as well as lighting at the top of the village installed. This has been at a cost of £40K, and is direct response to broad community feedback. Funding was provided by OLCF & Carscreugh.

The Chair explained that, as a volunteer board of directors, the Trust is very aware that the work of the Trust remains vulnerable to the ability of individual Directors to give time, to drive forward projects. The Trust has employed a Development Officer to smooth the operations of the Trust. Tracey Murray is based in the Trust office, downstairs in the Hall, and over the coming six months will gradually take on the management of projects as they grow. Tracey brings with her a wealth of knowledge and experience, and is an asset as the Trust looks to grow.

The Trust remains optimistic in its ambitions, although it has become significantly more realistic in managing/planning timescales related to each of its projects and the obstacles and challenges, procedural, structural or bureaucratic, that it faces.

In this period of government cuts, and continual degradation of community services, it is lovely to be part of an organisation whose main aim is to bring improvement to peoples' lives.

Hall

The biggest impact from these cuts has been the Trusts adoption of the Hall with a 2-year management agreement from the Local Authority. This was a major undertaking, and required a £17K grant from the OLCF to secure the Trust's ability to keep this facility open. Community use of the Hall desperately needs to be increased to mount a sound business plan for the Trust to adopt the Hall long term.

Things we as a community need to do:

- Volunteers to keep the hall in good condition, ideally joining the FOTH group
- Ensure you encourage the use of the hall for groups with which you are associated
- Attend fitness / movie nights / community events to foster a sense that the hall is valuable.
- Ensure that we do not waste electricity/heating oil etc. This is a cost now directly born by the Development Trust

The Hall is a vital community asset, it is our only significant central meeting place, and one the Trust will work hard to keep.

Bookings for the Hall are still managed by Fiona Phillips, and we are upgrading to an online booking system to modernise bookings, and manage invoicing.

Projects

Despite the Trust's challenges, what people don't see are the many hours undertaking research, grant applications, long phone calls, dealing with bureaucracy, negotiating

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consensus, matching wishes to reality. It is a challenge, but rewarding, especially as a number of the projects are now finally reaching the stage where the Trust is seeing tangible outcomes. All of the Trust's projects are focused on addressing one, or a number of the guiding aims; to improve our built environment, provide assets for the community, foster community spirit, and provide opportunities for residents.

21 Main Street development of 'Village Square'

- Overwhelming feedback from community for purchase of 21 Main Street
- Through funding from the OLCF site purchased for £15K
- Planning has been completed, and approval provided
- In final design stage, looking to rationalise some of the more design-led costs, with a view to return to the funders with a finish cost
- Hope to have works completed for the end of Summer 2019

Balkail Glen (The Glen)

- Received a grant to have a full arboreal study taken of the woods in the Glen
- Advertising for suitably qualified people in mid-December, with a view to appointing in mid-January
- Once the consultation/report is complete, hope to have a 5-10 year management plan for the Glen
- This will act as a guide to the FOTG group

Sign up sheets for FOTG were available at the door. At present, getting interested people to put down their names, and then hope to have the group meet to start talks about next steps.

Community Website – Oldluce.org.uk

- Remains a work in progress, and will look to finalise information on it over the winter
- Looking for interested people to come onboard and manage/drive content
- Over time it is hoped to develop a comprehensive online:
 - Parish History
 - Trust Business, providing quick links, and form downloads
 - 'Friends of' groups
 - Updates of projects as they progress
 - The Community Council
 - Local businesses

FOTH

- The day-to-day running of the hall has been offered to the FOTH committee, it is our hope that they will be the 'Hall committee' and take charge of the direction the hall goes
- The Trust will assist in finances, and the contractual management of the hall as an asset
- For the hall to succeed we need the Trust and FOTH to work together
- FOTH is valuable, as it provides a focal point for volunteers to coordinate efforts to maintain the hall in community control
- Relies on membership
- Sign up available by the door. Already have a list being developed with willing residents who would like to be involved.
- Ultimately about increasing community use of this facility

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- Safeguard community asset – don't use it – lose it!

Purchase and redevelopment of Brambles into new café/community Hub

- Community feedback has called for provision of a café in the village, as well as bringing improvements to the streetscape, and repairing derelict buildings.
- Have purchased the building, accessing funding from the Scottish government's Scottish Land Fund. Engaged surveyors and Architects, completed a community consultation, and made an offer to purchase the building. The offer was successful, and the Scottish Government's 'Scottish Land Fund' provided 90% of the purchase price, with the balance provided by the OLCF.
- Importantly, the OLCF has provided a further significant grant to allow the building to be extensively renovated and modernised, bringing a significantly positive asset to the village, one that the Trust hopes will attract a business that will flourish.
- The purchase has allowed us to strip the building to get a clear understanding of the underlying issues. The Trust has adopted a 'do it right first time policy'
- It has come to our attention that the Building has significant structural issues, and we are examining our next steps.

Dunragit Community Hub

- The Trust undertook a community survey identifying a need for a community space
- Our application to the SLF was surprisingly unsuccessful, so we are now seeking funding from the OLCF to undertake the Stage 1 planning and feasibility study, with a view to returning to the SLF for stage 2 funding – namely purchase of site.
- The preferred site for the community Hub has been identified as the old shop site, and an approach has been made to the current owner expressing the community's interest in buying the building.
- The Community space would be managed by residents of Dunragit, and so best placed to meet the changing needs of residents.
- If you would like to be part of the group developing this exciting opportunity for Dunragit, please get in touch with Diane Lowe.

Community Asset Transfer of Local Authority Property

- The Trust has identified that parking is a significant problem in the village, with this in mind we audited the village for suitable sites
- Settled on the Station Car park site, and identified growth potential
- At the same time, saw an opportunity to take on community ownership of the Industrial estate, as a means of providing long-term vehicle storage
- We are undertaking due diligence, with a Stage one application accepted from the LA
- Stage two requires a business plan, and the Trust is working on this

Community Footpath link: Glenluce-Dunragit

- The Trust has begun talks with landowners to open the railway line between the viaduct and the Dunragit road, to allow walkers/cyclists a non-trafficked route to connect without requiring access to the busy A75.

Volunteers

As each of our projects reaches fruition we are looking for people from across our community to become involved in the management, maintenance and continuing development of projects.



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This is especially important for large assets such as the woodlands in Balkail Glen, and Glenluce Public Hall, both of which have/will have 'Friends of' groups to oversee the day-to-day management of these valuable community assets.

Without whole community involvement with assets such as these, we run the risk of these assets deteriorating to an extent that the community no longer has access to them. In these times of significant government cuts, increasingly the success of communities is very much reliant on drawing on the skills of its members, and the Chair asked members to consider getting involved in one of the Trust's projects.

Involvement includes open/transparent feedback, and the Trust invites members to submit feedback via the Trust website/email.

Directors

This year we have had a small volunteer team of 8 directors working tirelessly on these activities over the past 12 months. The Chair thanked them for their efforts. The Chair wished the retiring directors all the best, they have been pivotal in getting the Trust up and running.

Joyce Stewart has been invaluable in providing a steadying voice, and perspective with matters related to Glenluce. She has a font of knowledge and a keen enthusiasm to see our communities become stronger. Joyce has taken on the rather large job of managing the accounts (and she has kindly agreed to keep this on for a while). Joyce's commitment is unending. She is a passionate member of the community, and she will be a very hard person to replace in the organisation. Her lasting legacy will be a Trust that has entered its teenage years in good financial shape, her passion on installation of the Christmas lights. The Chair noted that he will miss her input and thanked her for her involvement.

The Chair extended an invite to members to give serious consideration to becoming a Director of the Trust, or perhaps become involved in delivering one of the projects, or volunteer in one of the newly formed 'friends of' groups.

The Chair noted that only through community involvement and community engagement will the Trust succeed in bringing positive change to our communities.

The Chair invited questions from the floor relating to his report. Fred Murray congratulated the board of directors on behalf of the Community Council and commented that the village entrances were looking well following the work by volunteers. He informed members that the work on the village entrances could not be funded, because it is a statutory Council service, however volunteers are able to assist with this. Fred was concerned that the projects were Glenluce-centric and feedback from other communities, such as Dunragit, Auchenmalg and Stairhaven should be sought. The Chair acknowledged the issue and encouraged members from those communities to volunteer their services as directors. He noted that taking on the village hall had delayed other projects, such as the Dunragit Hub.

4. Treasurer's Report

Joyce Stewart presented the accounts, explaining that it is understood that they are not as clear as the Trust would like due to legal requirements in presenting accounts. The

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Trust intends to register as a charity, and this will make them easier to follow in future. The Trust has to show nil profit otherwise it would have to pay tax and this would not be appropriate as all funds are committed to projects. The final two pages show costs.

A question was asked about the expenditure on Brambles of £100,000 and the purchase price of £80,000. The Chair acknowledged that it is a lot of money, but that the building would likely become another gap site, had the Trust not taken it on. It is one of the Trust aims not to have derelict buildings in the village.

Derek Sloan asked if the Trust foresaw handing over the hall finances to the Friends of the Hall group in a reconstituted form as a Hall Committee? The Chair clarified that, at the moment, the Trust is responsible, but that in future he would be happy for it to be handed over to a Hall Committee. When the hall is handed over from the Council in 18 months, there will need to be a decision on which group then owns and manages it.

5. Questions from the Floor

No further questions.

Fred Murray reminded members that Killgallioch funds must be used or returned, therefore the money has to be spent wisely and quickly. There is a limit of £25,000 per year that can be invested for future use.

The Chair stated that the Trust would like to get to the point where it is bringing in a modest income, but this would be 5-6 years down the line.

6. Resignations

The Trust constitution requires that 3 directors must step down each year, although they are able to step back up immediately. There is currently a vacant seat, so only 2 resignations were needed this time. Joyce Stewart wished to resign as a Director and Lorna McDowall also offered her resignation.

7. Election of New Trust Directors

Eunice Crosbie was proposed by Derek Sloan and seconded by Fred Murray. She agreed to take on the role.

Jack Plunkett was proposed by Diane Lowe and seconded by Mike Lane.

Lorna McDowall agreed to restand and was proposed by Mike Lane and seconded by Diane Lowe.

8. Any Other Business

Christmas Lights – switch on is on 1 December. The hall will open from 4pm with a choir and mulled wine. The Sports Queen will switch on the lights at 5pm.



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The Community Shop will open from 3pm to 6pm on same day, with plans to open on Saturdays thereafter.

A new theatre system will be installed in the hall in the new year.

Meeting closed at 19:55