



OLD LUCE
DEVELOPMENT TRUST

Old Luce Development Trust Minutes of the Annual General Meeting

Wednesday 29 June 2022: 19:15 – 20:45
Glenluce Public Hall

1. Attendance and Apologies

Directors: Jim McClung (JMcC), Lorna McDowall (LMcD), Diane Lowe, Jackie Plunkett, Richard Rankin (from ~19:30), Mike Lane (ML), from 19:48)

Full Members: Mick Bird, Clare Burl, Julie-Ann Copeland, Cheryl Garrity, Ann Hardie, Elizabeth Innes, Andy Irbine, Frances Irbine, Donald Loudon, Adele McCallum, Elfriede McClung, Gordon McKinstry, Fred Murray, June Murray, Yvonne Ross, Ricardo Simoes, Robert Stewart, Fiona Stirling, Annie Wells, Tim Wells, John Mitchell, Tania Mitchell

Non-members: Tracey Murray (Development Officer), Leah Chynoweth-Tidy (Business Support Assistant), Jane McDowall

Apologies: Finlay Carson (MSP), Brian Whittle (MSP), Melinda Dolan (DGC Ward 2 Officer), Stephen Ogston, Steven Newton, Drew Sloan, Helen Milne, David Burl, Ken Chynoweth-Tidy, Margie Ferguson

Mike Lane, Richard Rankin – arriving late

As the Chair, Mike Lane, had notified that he would be arriving late due to a work emergency, Vice-Chair Jim McClung declared that, according to the Trust's Articles, commencement of the meeting must be delayed until 19:15 to allow the Chair sufficient opportunity to arrive.

By 19:15 the Chair had not arrived and the Directors present were asked to elect an alternative representative. Jim McClung was appointed and formally opened the meeting

2. Minutes of the Last AGM and EGM

The minutes of the last AGM and EGM were proposed by Lorna McDowall and seconded by Clare Burl.

3. Chair's Report

- **Glenluce Healthy Living Campus:** A Public Meeting was held last year to look at meeting the current housing demand, where attendees identified there was no requirement for the existing 4-5 bed house but a need for 2-3 bedroom, all-life, wheelchair-friendly housing on one level. The ceilings will facilitate hoists and the housing will be passive and very cheap to run. Numerous recent meetings with the NHS have been held regarding the accommodation list and progressing the project in general. The NHS Consultant will take about 5 months to complete his

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Old Luce Development Trust (OLDT) is a registered charity,
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 **DEVELOPMENT
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the community-led regeneration network
DTAS Member SE225





report. It will then take about 10 months before the Trust can approach the Design Team, followed by another 5 months to put in a Planning Application. It will be at least a year before Planning Permission is granted. The Trust had a very productive meeting with the Council earlier in the day about funding opportunities. The Council will assist the Trust into a “pipeline” to help access additional, new funding options as soon as the Design Team is ready to start working on the Planning Application.

Questions from the floor:

Q: It has been heard around the community that the GP’s won’t be able to afford to rent the new Surgery

R: This is incorrect. The NHS pays the rent, not the GP’s and the Trust can’t envisage why the NHS would not continue to take on a lease for the new Surgery. The GP’s currently don’t have a lease with the Trust, rather a gentleman’s agreement that has carried on since Dr Miscampbell was practising here. The GP Surgery rooms will need to be of a certain size, which gives an indication of future rent of approx. £33,000 per annum. This is 3 times the current rent, which hasn’t been reassessed in 15 years. The Trust is open to some wiggle room on the rent, but does need to prove that the new Surgery will be a going concern. If the NHS agrees, we are looking at the practice continuing for at least 15 years once the new Surgery is built and occupied.

- **Village Square:** Jim thanked the Community Council on behalf of the Trust for allowing the Trust to ‘tag on’ the opening of the Village Square to their Jubilee celebrations. The Square is now just waiting on a noticeboard which will be installed around the beginning of September.

Questions from the floor: Concerns were voiced over the cost of the Village Square redevelopment. Concerns were noted and the cost of development has been a shock to Directors, but is on par with other developments elsewhere. JMcC stated that the wind farming funds were there and all needed to be spent to satisfy the funding acquittal. The Trust is looking to a future independent of wind farm funding, as this won’t be available forever.

- **Brambles Site:** There is a public community consultation planned for Autumn 2022 regarding the updated design concepts for this redevelopment project.

Questions from the floor: The initial redevelopment idea was for a café, to which JMcC responded that this was changed due to the Glen Café still operating at that time. Fred Murray couldn’t remember the community being advised that this redevelopment plan was no longer going to be for a café. The current revised plan for the redevelopment was minuted at the previous AGM and is for retail space downstairs with short-term accommodation upstairs to address a shortage in the village. The planned retail space would not compete with any similar offering in the village. JMcC asked if the Trust should be putting the community’s money into a café if it’s not supported, as previous cafés in the village have failed



for that reason. The Glen Café may no longer be operating, but there may also be future interest in that site as a café.

Annie Wells from a property adjoining Brambles asked if knocking down the whole building will affect her wall. TM has informed the Design Team of these concerns raised previously and will keep Annie informed.

At the meeting's suggestion, Jim will recommend at the next Directors' meeting 31 August that another public consultation be scheduled regarding the ongoing redevelopment plans for Brambles, with the original idea of a café to again be part of those considerations.

[Richard Rankin joined the meeting at ~19:30]

- **Glenluce Public Hall Management:** The Community Shop has re-opened three days a week. Hall hires haven't yet returned to pre-pandemic levels but new activities are planned. Several attendees enquired about the current Hall hire rates, which were explained. These haven't changed since taking on the hall from the Council.
- **The Glen:** The Trust had to deal with the logistics and associated costs of attending to trees brought down by numerous storms earlier this year.

Concerns were voiced that the Trust may be selling off parts of the main Glen, which is not the case. All portions of property that the Wemyss' estate owned and gifted to the Trust contain numerous, odd little pockets that adjoin residents' gardens and are all technically classed as The Glen. If residents wish to buy any of these, The Trust will consider selling them, but under its rules, these must be purchased at market valuation price and the Trust's legal costs covered. Only one of these small areas has been sold so far, with the funds going back into community projects. These small parcels of land are separate to the main Glen, which can never be sold off as it belongs to the community.

[Mike Lane arrived at 19:48]

ML clarified that the Trust received the gift of what is technically classed as the Glen from Wemyss' estate (i.e., the main Glen and all of these odd little residual pockets) about 4-5 years ago. A map was displayed on-screen clarifying these. The Trust has been approached by several people wanting to purchase some of the odd parcels of land that back on to their gardens and monies from these sales will go into the pot collectively termed the Glen, for its ongoing upkeep. ML expressed pride that he has worked hard for the Glen to date on behalf of the Trust, securing vital funding to upgrade paths and other infrastructure for the benefit of the community. One of the Grants received from the OLCF covered all the legal costs to take over the property from the Wemyss' Estate.

- **Community Asset Transfers:** JMCC stated that the Trust took over ownership of the Industrial Estate from 15



March 2022 under a Community Asset Transfer and rent is coming in from the tenants Tarff Valley and Gallery Art Marketing. The Council did not invest any money in the building over the past 2 decades and did not produce either an EICR or Asbestos Report prior to sale, so the Trust undertook these as part of its new ownership. The appointed electricians and occupants have agreed to progress with some very necessary electrical rectifications to make the facility safe, including rewiring, energy efficiency improvements, upgrading fire alarms, plugs and emergency lighting, all of which is ongoing. These improvements will save the tenants valuable money in utilities. The Trust is also looking at improving the site externally, including repainting. Rental income will be reinvested in the community. A suggestion was made that perhaps 4 units as opposed to the current 2 might bring in more rent and perhaps something to be considered in future.

A final decision on whether the Trust will take on the Lorry Park has not yet been made. The Council are stating that all former railway sites are classed as contaminated land, which means anyone taking this particular site on would need to cover the cost of making good, should this be contaminated, which would be very costly. This is still a legal Lorry Park for the time being.

Fred Murray of the Community Council has been contacted by Council about the wall at the Lorry Park that requires repair and asked if the Trust would make this good if they took the site on. At a recent meeting about the proposed boundary changes (regarding right of access from the roadway to a property), Fred was told by Council this had been put on hold until such time as the Trust took the site on under a Community Asset Transfer. The Council would also be asking the Trust to take on the site with access over the site to include a widened turning circle for neighbouring property access, which has not been ratified at any Council meeting. Fred's personal point of view (not the Community Council's) is that the Trust should not take the site on and advise the Council accordingly.

[JMcC handed the meeting over to ML as Chair at 20:08]

- **Dunragit Community Hub:** Not much has progressed and The Trust have decided to step back from this project for the time being to review. Valuations have been carried out at the former shop site but the owner is unwilling to sell at the market value price at the moment. This project is still part of the Trust's project plans but is in hiatus until a site can be secured.
- **Christmas Lights:** A few technical issues were experienced last year. The Trust decided to purchase some reconditioned lights as well as new. Repairs have been carried out to the damaged lights from last year and 3 more have been ordered for Dunragit.

The Trust is only 5-6 years old and has taken on a lot of projects that were not expected when it was formed, so capacity can be stretched regularly. Any assistance from the community moving forward is much appreciated



- 4. Treasurer's Report:** LMCD reported some major things happened for the Trust this past year financially, including appointing a new accountant, Montpelier in Newton Stewart and moving its accounts digitally onto SAGE Accounting. This makes the Trust now more compliant with OSCR and Companies House, with its accounts far more transparent and easily communicated to organisations like Foundation Scotland. The Trust is also generating more of its own income due to the properties now owned. Lorna will continue to look after the income and expenditure of the Trust for the next 12 months, keeping things simple and transparent.

Mike reiterated that the Trust's aim financially is to be more transparent and compliant, maintaining this into the years to come.

The Trust is task-rich and financially committed for the next 5-8 years, but there are funds still available directly from OLCF for which those with creative ideas for the community can apply directly. The Trust has not only used wind farm monies but also attracted over 400K in other funds.

Fred Murray requested that the next Trustees' Annual Report be print-published in A4 as opposed to booklet form and also attached to the membership emails for ease of reading. The Trust administrative staff noted this for next year.

5. Questions from the Floor

Current projects happening are great, but are there any projects planned for the kids in the community? Would there also be potential for someone additional to be employed by the Trust to take that on?

ML responded that the Trust was set up to develop and maintain the natural environment and other properties around the community and at the moment doesn't have the capacity to take on more. He suggested there are other funds that can be accessed to undertake youth projects in particular. The Trust would welcome new volunteer directors with a passion for youth projects to come on board and help develop the capacity to take these forward. The Trust could act as the constituted body to support other groups in take this on, e.g., upgrading the children's play park.

Fred Murray mentioned that the Community Council have supported the Skate Park and Youth Group (with £18,000 received from Sports Scotland and Holyrood Trust) and his opinion is that there are already plenty of activities for the kids with over £50,000 spent. The general feeling in response to this is that there need to be more clubs and activities happening at these existing facilities and it would be great, especially post-COVID, to get our kids active again to get some more heart back in the community.

ML reiterated that the Trust exists to preserve community assets for the community and its Board consists of volunteers already at capacity. He invited other members of the community with particular passions to form groups and approach the Trust for support and assistance to access funds and fill out paperwork, as it's not the Trust's role to facilitate and deliver these activities. One of the Trust Directors can also become a member of any newly formed constituted group (with formal Articles and a governing body) if required.



6. Resignations

Stephen Ogston, Kenneth McKinstry and Jackie Plunkett resigned as Directors.

7. Election of New Trust Directors

A Director nomination was received in advance of the meeting from Jackie Plunkett.

Adele McCallum was nominated to be a Director by Jim McClung and seconded by Diane Lowe.

ML welcomed Adele to the Board and thanked Jackie for restanding and thanked all of the Directors to date who have played their part in the Trust's activities and projects.

This now leaves the Trust with 10 Directors:

Mike Lane
Jim McClung
Lorna McDowall
Diane Lowe
Steven Newton
Jackie Plunkett
Drew Sloan
Richard Rankin
Kippy Thomson
Adele McCallum

8. Any Other Business

Fred Murray asked why Luce Bay hasn't been securing more contracts through the Trust, with focus on local employment as much as possible. ML responded that the Trust has a set contractor's policy, i.e., thresholds to be reached and a procurement policy in order to remain transparent when the Trust puts out a call for project contractors. The Trust assesses quotes on quality as well as price, so is not bound by going for the cheapest price.

ML asked that if people have any concerns, problems, questions or ideas to please get in touch with the Trust in the first instance via email, phone, or through the Hall post box. The only way to make positive changes in our community is to work together and it would be great to get these kinds of conversations happening.

JMcC agreed regarding the Surgery so the Trust can provide facts as opposed to rumour.

ML closed the meeting at 20:45 with appreciation for the good attendance.