

# Lochgoil Community Trust Ltd

## ANNUAL GENERAL MEETING

### MINUTES (Draft)

Held in the Village Hall 25<sup>th</sup> October 2018

**Present:** Tom Murray – (Chair), Elizabeth Bain, Anne Livingstone, Pete Clark, Roger Brook, Tim King, Alison White, Matt Wynne, Sheron Hambly (Minute Secretary). Members attending – 20.

- 1. Welcome:** Mr Murray welcomed all to the AGM of Lochgoil Community Trust. He requested that all reports were uninterrupted with questions from the floor immediately after each report or at the end of the meeting. Anyone seeking clarification on the role of the Trust should contact the Chairman.
- 2. Apologies:** Lynn Bolt, Donna Brook, John and Betty Bryce, Jean Campbell, Keith and Irene Campbell, Leslie and Avril Cuthbertson, Cecilia Ferguson, Douglas Locke, Jimmy and Anne Simm.
- 3. Approval of minutes of the last AGM on 7<sup>th</sup> February 2018:** Approved by Dennis Bolt, seconded by Elizabeth Munroe.
- 4. Chairman's Report:**

This has been a very busy year for the Trust with the completion of the new Action Plan, and then work on the River Walk, Loch Goil Park and Garden and Community Asset Transfer (CAT). Representatives also attended Area Network meetings, the Gathering and a range of other meetings. For this reason the Chair invited other Directors to give separate reports.
- 5. Treasurer's Report:** copies of the accounts had been previously distributed. Elizabeth Bain highlighted that actual amounts were not recorded against the Entrust entry as Entrust had paid the funding direct to Drimsynie Construction for the beach clean (see AOB). Argyll and Bute funding for the bus has slightly increased and an application for funding based on projections for next three years will be made at end of this financial year.

No questions or points of verification raised.

The accounts which have been approved by the board and scrutinized by the auditor have been lodged, and accepted, by Companies House and OSCR.

Accounts proposed by Jim Paton and seconded by Irene McAllister.

The Treasurer proposal we retain Milne Craig as auditors accepted.
- 6. Donich Hydro Report:** Index linked community benefit payment of £7231.79 has been received for the year to September 2018. The first dividend payment of £20,575.20 has also been received as at the Annual Accounts for year ended 31.12.17. Future payments will be received around September in line with sign off of Broadlands accounts. Our Accountants have advised that no funds should be

dispersed until LEL year end accounts have been completed, signed off and approved. The year end for LEL is 30.09.18.

No substantial repairs have been required, Hydro is running well, 10% above projections.

## **7. Scoring:**

Tim King presented the process adopted by the Community Trust for making funding decisions. Although the income from the Hydro scheme is growing, it should be noted that large capital projects will still need to seek external funding. The process is intended to be objective, fair, auditable and focused on community priorities. Valid applications for funding will be assessed using a scorecard that is loosely based on those used in other funding bodies (including Argyll and Bute Council). Our scorecard includes an assessment of the application against the 10 priorities in our Community Action Plan, the potential community benefit of the project or initiative being funded and the financial aspects of the request. It is possible for a funding application that does not contribute to CAP priorities to be approved, but it needs to be an otherwise strong case. If a clear-cut decision cannot be made after scoring an application, further information may be requested, or a committee consensus adopted.

### **Responses to questions:**

- An explanation of the funding application process will be published on the community website. The list of variables used in the scorecard will be published to encourage successful applications.
- An individual or group can make more than one funding application in a 12 month period. First time applications will score more highly to help distribute funding across a range of projects.
- Approved funds do not have to be spent within the funding year.
- Revenue projects will be considered for funding as well as capital.
- The Trust may be able to support individuals who initiate a project but are unable to personally implement it.

## **8. Community Asset Transfer (CAT): Pete Clark**

The Trust propose taking advantage of legislation which provides for the transfer of assets to community ownership and have registered our interest. Ongoing work to see what we could achieve, started with the whole glen but as the process developed and more information become available, aspirations are now focussed on the land occupied by hydro and accompanying servitudes. This would provide increased hydro income as we would not pay rent over a 40 year period. Currently exploring different funding options, we don't yet know the costs but they would include sharing the cost of a land valuation. The land valuation would then be reduced depending on the community benefit shown, ending up with an agreement between FES and Trust.

### **Responses to questions:**

- The proposal includes the dam and pipeline, turbine house and tail race to the burn. We do not need to purchase rights of access as we already have these through the existing lease.

- Savings of 20% of our share of the rent would need to be offset against costs of ownership of the land, however, we foresee very little commitment as the land footprint is small and many issues with land maintenance were resolved in the construction of the hydro e.g. tree felling.
- There is potential for the community to receive the 80% share of the rent that Broadlands currently pay depending on our source of funding.

### **9. Community Action Plan: Sheron Hambly**

Individuals and groups across the community are already delivering against the CAP, including a few projects directly managed by the Trust such as the River Walk and Loch Goil Park and Gardens. The Trust will publish a progress log of activity against the CAP on the Community website. Everyone is encouraged to email the Trust with additional activities that deliver against the plan along with the priorities they support.

It was pointed out that funding for the new village sign was not obtained from the Community Trust.

### **10. Loch Goil Park and Garden: Matt Wynne**

This replaces the hub plans for the former Rifle Club site but still includes a food growing area. The design drafted by Tim King is intended to have a broad appeal including a nature/wildlife garden, orchard, woodland, lawn, picnic area, raised beds and stage for outdoor performances. The former curling rink will remain unchanged. Twelve people have signed up for raised beds in the proposed poly tunnel – if this proves popular the plan allows for expansion. Trees from the Woodland Trust should be delivered shortly and funding from Tesco and the Hydro has been secured. Roger Brook suggested that a café could become a viable option once people start using the site.

### **11. River Walk: Roger Brook**

The National Park originally suggested constructing a path in two stages from the Rifle Club site to the beginning of the forestry road and from the end of the forestry road across the river to join the “D” on Pole Flats. Grant funding was obtained for Stage 1 and after overcoming several obstacles with planning and procurement, work started a few weeks ago and should be complete in early November. Cyclists should avoid the path for the first few weeks to allow the surface to settle. The path will include gates, signposts and picnic tables. It is 630m long, 1.86m wide, with 11 culverts and constructed from 490 tonnes of stone, rock and dust. From the village to the bridge and back through Inveronich is a 1.5 mile walk. The path is level and suitable for assisted wheelchair users.

We will apply for grant for Stage 2, FES will make good the first 500m of stage 2 as they will soon be felling in that area. Obstacles on this stage include the footbridge over the river and knotweed. The path committee of Roger, Elizabeth and Michael Duignan would like to thank Tim King for his work in rescuing the procurement process and managing the project. An open day will be held on Saturday 17th November.

**12. Community Minibus:** Following individual Director reports, the Chair continued with his update.

Funding from Argyll and Bute secured for next year to help with running costs of the existing bus. Applications continue to be made for funding for a 9 seater bus. Our bus is underused by the community apart from Ardroy and the National Activity Centre who have been regular users this year. We may have to give this due consideration before making a commitment to replace the bus.

The Chair thanked Elizabeth and Pete for all their work with the Community Asset Transfer scheme and the other Directors for their work on the projects reported on.

### **13.AOB**

A question was raised regarding the disposal of waste from the mechanical beach clean as the current site will reach capacity at some point. This site has been used as there are limited options however as the issue of marine litter is included in the CAP, a project could be initiated to consider potential alternatives.

**Election of Directors to Board:** Tim King and Roger Brook had applied to be full Directors after being co-opted at the last AGM. Elizabeth Bain, Sheron Hambly and Alison White stood down as required, with Elizabeth and Sheron re-standing. Karen Pollock was the only new candidate and will be appointed as a new Director.

The chair thanked Alison for her contribution as Director.

Matt Wynne has been appointed Data Protection Officer.

Pete Clark has resigned as a Director of Lochgoil Energy, his replacement will be appointed at first meeting of the board. The Chair thanked Pete for his contribution to the hydro.

Pete will continue as a co-opted Director to work on the CAT.

The Hydro and now CAT schemes are major undertakings for the Trust over the coming years but are essential to ensure the financial stability of the community with the increasing difficulties in obtaining grant funding.

The Chair thanked his fellow Directors for their time, effort and patience.

He also thanked all for coming and subsequently endorsing the work of the directors of Lochgoil Community Trust Ltd and invited people to partake in a glass of wine.