

Caledonian foundation presentation of the Micro Equity home Ownership model

David McCall welcomed the Caledonian Foundation to the meeting and introduced Lauren Davidson who gave a presentation on the Micro Equity Home Ownership (MEHO) model.

She explained that the model could be fluid depending on the needs of the community and that it could be project managed by the CDT or by another organisation set up to do so. The Caledonian Foundation would provide a project manager who would assist in setting up a Land Trust. Match funding was available to facilitate this. Property would be identified and developed then shares would be issued which would be purchased by tenants. A proportion of the rent would be gifted back as gift shares. Friends and family would also be able to purchase shares. Leases would be of a standard model and could be from 6 months to 5 years. Tenants could move on within the Land Trust with equity as shares or sell back the property for cash and take the equity elsewhere.

Lauren then invited questions from the Board.

Q – Where would land be found for building? Comrie doesn't have enough suitable land available.

A – the model wasn't limited to new build. It would work in Comrie by redeveloping unused buildings or converting larger buildings into more suitable smaller units.

Q – what could be done to ensure the property didn't become a liability?

A – each site would be assessed on a project by project basis.

Q – Comrie has a problematic housing market. How would potential tenants be found? The target of 18-30 year old young emerging professionals generally moved away.

A – Many move away because there are no suitable properties available or they can't afford it. The hope is that the MEHO model would enable the Trust to develop more attractive and affordable housing for this age group. If the potential of Cultybraggan Camp was to be fully realised, Comrie would need an influx of young people and would perhaps struggle with this if suitable housing was a problem.

Q – How much influence would the idea have with the planners in relation to developing housing on the hillground or at the Camp?

A – that would have to be assessed in the development stages of the project.

Q – what is the model for the management set up?

A – that would depend on the scale of the development but, as an example, a development of the former Church Hall could yield 4 units and this could be managed by one person.

One Board member felt that whilst it wouldn't be an easy project, it definitely needs to be explored as affordable housing was one of the founding ideas of the Trust and it fits with the strategy.

Another felt that it was an opportunity for CDT to continue as an exemplar project and the viability of the project needed to be explored.

It was agreed to have further discussion and prepare a list of questions in relation to how the Board might take this idea forward.

David McCall thanked the Caledonian Foundation for the presentation and, on their departure, opened the business of the Board meeting.

Present: David McCall, Malcolm Allan, Davey Robertson, Blair Urquhart, Bill Knox, William Levack, Bob Hughes, Alan Caldwell, Emma Margrett, Lisa MacDermid

Staff: Andy Heming, Will Reid and Claire Mullan

Apologies: Chris Palmer and Naomi Clarke

In attendance: from the Comrie Foundation - Joan Carmichael and Lorna Ramsay with apologies from Peter McRitchie

1) Comrie Foundation

David McCall thanked Joan Carmichael and Lorna Ramsay for attending the meeting to discussion Comrie Foundation matters of concern.

There was some discussion around the Annual Burns Supper. It was noted that attendance from the CDT Board had been particularly poor this year. However, it was acknowledged that there had been some concern with the risqué nature of the speeches last year which had put some people off. The Foundation has recognised this and have some ideas to deal with this going forward, for example, advertising the speakers in advance.

There was some discussion on the allocation of Foundation funds. On the one hand, the Board noted that they had not been consulted on the recipient of the Burns Supper proceeds. On the other hand, the Foundation noted some spending from the Foundation budget that they had not been made aware of.

It was agreed that communication protocols need to be better established.

The question was raised: What do the CDT see as the remit of the

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Foundation?

It was asserted that the Foundation is fundamental to the CDT as the small grants scheme is essential to the board's remit. More support was requested, in particular that the Board should come up with new ideas for the Foundation to take forward.

It was suggested that the Foundation should also be more pro-active in engaging the Board with ideas but Joan and Lorna both felt that they struggled to take ideas forward as they lacked a vehicle for this and they see this as where the CDT comes in.

It was agreed that a certain amount of structure was needed to make things work and that perhaps the Foundation needed to have a broader base. It was agreed to have more regular meetings with the Foundation and develop a better system of procedures and policies.

There was some discussion about the remit of the patrons in approving spending from the Foundation budget. It was noted that, as the patrons are not directors, they are not able to make spending decisions as the legal liability for this lies with the Trustees. It was agreed that nonetheless they should be able to make recommendations to the Board.

It was suggested that solution to this would be for Lorna and Joan to take up the available positions on the board. Both agreed to consider this.

It was agreed to meet more regularly and to have a standing agenda item for the Foundation.

It was agreed that the Foundation should be able to put suggestions to the Board and, equally that the Board should be able to request reports from the Foundation.

David thanked the Foundation patrons for attending the meeting.

Joan and Lorna then left the meeting.

CM – add Comrie Foundation as a standing agenda item.

2) Consideration of the minute of the last meeting

The minute of the last meeting was approved

CM – print and file in the office public folder and publish on the website

3) Finance update

Triodos Bank require the Trust to place £30,000 in a long term deposit account. In return the Bank will vary the terms of the loan agreement and allow the Trust to retain the proceeds of Cultybraggan disposals on a case by case basis. The reserve account is in the process of

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being set up. The reserve account will impact on cash flow as the Trust will not be able to access it for day to day working capital.

Claims for CCF and LEADER to the year end 31/03/13 are in progress. Once paid they will provide the funds for setting up the reserve account with Triodos.

Sale of Unit 18 had completed.

The Biomass running costs had been significantly higher than expected. It seems that efficiency information obtained for the business plan was inaccurate and there are also operational inefficiencies. Will and Andy had been looking into this with the contractor and had identified some elements of the system which could be improved upon. The EST would also be approached for advice.

AH and **WR** to prepare a report on the Biomass for the next Board meeting

4) Communications update

A paper bulletin had been produced and was in the process of being distributed. Claire thanked Malcolm for his help in co-ordinating delivery. Malcolm reported that the latest edition had been very well received.

5) Bunker update

See confidential minute

6) Huts scheme update

Draft terms had been drawn up which involved nominal payment set against milestones of improvement to the hut in lieu of rent.

PKC had said they couldn't help with a social lease. However, a draft was being worked on which should be ready by next week. Suggested that this should be looked at by a legally qualified person.

Suggested that the terms and the lease be merged in to one document and circulated for comment.

CCWG would run this past a lawyer and come back to the Board with a recommendation for discussion.

Selection of huts to be offered would be discussed by CCWG with Blair in attendance.

Suggested that the word "free" shouldn't be used in relation to the offer.

Suggested that the Board take the opportunity to discuss in full tonight. However, it was noted that not all Board members had been included in the recent e-mail discussions so did not have the background

information for a full discussion.

Agreed to defer discussion pending further information and the proposal from CCWG.

Reminder that issues for the Board to debate should be sent to Claire for inclusion in the Board papers so that all information relevant to the meeting comes in advance and as a package.

CCWG to prepare a draft lease and terms for discussion at the next meeting.

8) Signage at the Camp

There were three priorities for Site Management at the Camp.

1. Road repairs – awaiting a quote from Andy Gairns
2. Appearance of the huts – plans to put together a working party
3. Signage at the Camp.

The CCWG were looking for guidance from the Board on the design of signage at the Camp. This had started off with a high cost, high profile design work but, conscious that to spend on this without addressing the fundamentals of 1&2 (above) would be imprudent, the idea had developed to use off the peg signage but borrow the bespoke lettering of the original design.

The design had divided opinion at the CCWG. If, on tabling the design tonight, opinion was also divided, then the CCWG would go back the plan for general off the peg signage and lettering.

The design was tabled and, after much discussion, it was agreed that opinion was indeed divided.

It was agreed to progress with general, low cost signage.

9) Comrie Heritage Group and Hut 1 update

The application for a building warrant had been submitted.

The Perth and Kinross Heritage Trust had approved a grant of £2,500 towards building costs.

Other applications had been submitted to the Robertson Trust and the Heritage Lottery Fund.

Funding for the architects continued through Architecture and Design Scotland.

Timescale: Should know the position with all of the grants by May which should coincide with getting the building warrant. This would allow works to start in June with the hope of completing by September, in time for the next Doors Open Day.

The Foundation had provisionally agreed to input some funds.

The Tea Dance had raised £750

The next event by the Heritage Group would be a re-enactment event in June. The Working Group would need support from the Board for this.

10) Volunteer Meeting - Tue 16th April

A volunteer meeting had been scheduled for April 16th which was needed by the Heritage Group.

The Board had also requested an Open Meeting in April to take forward the ideas from the AGM session. Bearing in mind the capacity of staff and volunteers, a decision was needed as to whether both meetings should be merged or the ideas meeting postponed.

It was agreed to postpone the ideas meeting to May as this would allow more time for the Board to develop the huts scheme.

11) Proposal for a Creative Arts Working Group

David had had a meeting with artist Dickie Webb which had resulted in a proposal from Susan Mowatt, Lecturer in Intermedia Art at Edinburgh College of Art, about using Cultybraggan Camp for an installation art project for her students.

This had generated the idea of forming a Creative Arts Working Group to harness some of the creative energy of Comrie.

It was noted that arts and crafts had been a strong theme at the AGM discussion session and agreed that the idea should be taken to the ideas meeting in May

12) Mower arrangements

Training for the volunteers had gone well. The new huts doors were in place and the mower would be arriving next week.

There was some discussion about the issue of lending out use of the mower noting the insurance and transport issues but also that this was a condition of grant.

Suggested not to lend it out in the first year until it was established what the requirements of the Camp would be for it.

Noted that there had been some discussion at a recent Community Council meeting about PKC cutting back on maintenance. Could the mower be used here?

Agreed to find out more information on how much it would cost to extend the insurance.

CM to check cost of extending

Agreed that only volunteers trained in the use of the mower should use. insurance cover

Agreed that shared use should be for groups only not private individuals.

13) Governance/AGM

David had scheduled a meeting with Rory Dutton from the Development Trusts Association Scotland to discuss governance issues and AGM management. All board members welcome to attend. Date to be circulated when confirmed.

14) AOCB

Sale of Hut 17:

Blair Urquhart left the meeting in order as he had a personal interest in this sale.

A plan of the area proposed for sale was circulated noting that it excluded the water tower. This had been reserved for its heritage value and for its potential for being brought back into use.

The figure of £10,000 was agreed as reasonable given the condition of the building and the benefits of having it connected to the District Heating System.

The Board approved the sale noting that it was encouraging that another local business had decided to locate at the Camp.

15) Consideration of membership applications

None had been received

16) CLOSE

The meeting closed at 9:20pm
