



Old Luce Community Fund Advisory Panel Meeting

**Monday 28th January 2019, 7.30 pm
Village Hall, Auchenmalg**

MINUTES

1. Welcome and apologies

Panel members present: Ian Paterson (Old Luce Community Council), Allan Ross, Fred Murray (Old Luce Community Council), David Ferguson, Claire Hunter, Boyd McIntosh, Nigel Miscampbell, Marion Muir, Lesley Goodchild

In attendance: Suzy Mercer, Foundation Scotland (FS)

All were welcomed.

2. Minutes of the last meeting

2.1 Minutes of the last meeting were agreed to be an accurate record. Approved by all in attendance at the last meeting.

2.2 Matters arising not on the Agenda: None

2.3 Outstanding Actions: Reviewing the criteria for Fund on the Agenda is dealt with under AOB.

3. Presentation from Old Luce Development Trust (OLDT)

Drew Sloan from OLDLT attended to give the Panel an update on the Brambles project. Drew informed the Panel that the original survey did not indicate major issues with the building and OLDLT thought initially it was going to be fairly quick project. The architect advised a strip out. The Trust knew that building had been bodged but that's not fundamental issue – the primary issues are that the gable end is leaning on to next door and left to its own devices will fall down and the roof is a risk. The front wall is plumb at one side and leaning in on the other. Possibly it has crumbled in the middle. The Clerk of Works on OLDLT's Committee was of the view it would be best to demolish and start again. The group received mixed views from architects.

The current state of play is that OLDLT may not be allowed to demolish as the building is listed, so to enable demolition the group is seeking to have the building de-listed, which will cause a delay.

They are not certain but they think the listing relates to the inglenook inside – not other internal features. If the building is not delisted then the front would have to be rebuilt the way it is, which would be in keeping with village, but the flip side is an architect could be more creative if the building was demolished.

The group has been given very approximate ballpark rebuild figures of £300,000, based on 100sq. metres. This means OLD T is currently £70,000 under the amount likely to be needed. OLD T is of the view that their first choice is to demolish and they feel it is the right decision to move forward with the project.

There was some discussion about whether there was any come back on the original surveyor – OLD T advised this was not black and white and unlikely to result in anything constructive. Fred noted he had experience of de-listing in the village and was positive about their chances.

It was noted that the project was two to three years in development and the Panel sought OLD T's view on whether it is still the right building and projected usage. OLD T considers it still the right building as it is a large building and redevelopment could allow it to be opened out in to a different space. Car parking to serve it is being looked at through another project (which also came to the Fund).

The Panel sought views on whether there was a conflict of usage with the Hall. OLD T was of the view that this would only be the case if the Hall opened a café but Brambles' focus is on a bistro/restaurant that also meets the need of the tourist market in the summer and will be income generating asset. As OLD T is the landlord of both they should be able to work through any conflicts.

Fred offered Community Council support for demolition. The Panel felt it would be a good idea to keep neighbours informed; OLD T agreed.

Drew asked that the Panel consider whether an application for the shortfall would be accepted to the Fund.

Drew also provided a brief update on Daprato's Corner – the original plans had very high finish and a surveyor estimated £120,000. A Quantity Surveyor (QS) got cost down to £70,000. It was noted these were QS not contractor quotes. The original plans were to a similar quality of the Castle area of Stranraer with high specification materials. OLD T has asked contractors to quote for the structural work, finishings to make the appearance better, then furniture on top of that. It was noted there was a balance to be struck between cutting costs and having a finish that will last. All agreed that Dapatro's was high on the community priority agenda. Drew indicated that OLD T wishes to put in its second stage application for the April grant-making meeting.

Drew Sloan then left the meeting.

The Panel agreed that in principle they would support OLD T's increased costs but would expect to see information on revised timescales and cost. They are willing to treat the additional funding as a variation to grant rather than a fresh application, but want to see a request in writing first so that it's clear what the group is seeking. The Panel also considered that a more regular update from OLD T would be useful and suggested that OLD T could perhaps provide a regular update after their own monthly meetings. It was agreed that the Chair would write to OLD T along these lines.

ACTION: Chair to write to OLDT, FS to draft

4. Draft Annual Report

Foundation Scotland presented the 2017-2017 OLCF draft Annual Report. No changes were requested. It was noted that the amounts listed were those allocated in that reporting year rather than payments made.

5. Fund Updates

5.1 Fund statement

It was noted that the second comma on the balance should have been a point, making the available fund balance £13,434.58.

It was noted that the while the Airies payment has been invoiced for, payment has been delayed. FS to follow this up.

5.2 Endowment Report

The Endowment Fund balance of £30,137.48 was noted, an increase from £27,200.19 in the year previous.

FS advised that the Fee charged had increased during the year and was showing over two payments. The Panel sought clarification of the fees charged and refunds on the statement. FS to provide.

ACTION: FS to provide clarification of fees and refunds.

There was some discussion of the long term plan on endowment. It was noted that the original aim had been to put in £25,000 annually from the Kilgallioch grant but that Brambles was prioritised last year. The Community Council are discussing at their meeting and will update the Panel.

5.3 Cashflow projection

The Cashflow projection was circulated. It was noted that the deficit will be cancelled out by month two of the reporting year and income looks healthy.

6. Grant Applications

6.1 The grant applications were discussed as follows:

Applicant	Purpose	Amount requested	Amount awarded	Declarations of Interest/ Comments/ Conditions/ Feedback to applicant

Old Luce Development Trust	Dunragit Community Space - Site Survey and Legal Searches	£1,810.00	£1,630.00	<p>Comments: The site is a good location. The application will help OLDT to get an indication of sale price. Everyone happy to support the application, minus the admin costs.</p> <p>Feedback: Panel wants to support projects in Dunragit.</p> <p>Conditions: That an additional quote for legal fees should be provided.</p> <p>Evidence is provided of the final costs. If this is below the amount awarded, the grant may be reduced accordingly.</p>
----------------------------	---	-----------	-----------	--

6.2 Large Grant Enquiries

FS tabled two large grant enquiries which had been received in the run up to the Panel meeting:

1. **Castle Kennedy Primary School:** Not invited to the next stage, but inform the group they are eligible to come back with more information and a total project cost and funding plan. Also to signpost to the local TSI and fundingscotland.com
2. **Glen of Luce Association:** Invite them to apply for a second stage grant. Ask them to supply three estimates of cost, information on usage of the Hall and a detailed breakdown of budget.

ACTION: FS to send out grant offer pack and get back to large grant enquirers.

7. Panel recruitment

There are no current potential applicants at this time.

Marion will approach Joyce Stewart who has stepped off OLDT.

Agreed that an item on recruitment could go back in to the Luce Valley News.

Recruitment to stay on the Agenda as a standing item.

ACTION: Marion to approach Joyce and Lesley to discuss an LVN item with Stephen Ogston.

8. AOB

8.1 Developer – RES Glenchamber has asked if a representative could attend the next Panel meeting to observe. There were no objections. Suzy to email RES to confirm. ACTION: Suzy

8.2 Venues: 15th April meeting will take place in the Church Hall. Nigel will book for 7.30. ACTION: Nigel

8.3 The Fund criteria was discussed briefly. There was discussion of the last criterion 'Payment of a Secretary or similar costs for a role that is normally carried out by volunteers. Other types of staff costs are still eligible.' FS to re-circulate the criteria and produce an alternative wording for this point for the next meeting.

7. Date and venue of next meeting

The next Panel meetings will be:

April 15th 7.30 Glenluce Village Hall

July 1st, venue tbc

October 14th, venue tbc

8. Summary of actions:

Item	Action	Date	Who
3	Chair to write to OLD T, FS to draft	ASAP	FS with LG
5.1	FS to follow the delayed Airies payment up	For next meeting	FS
5.2	FS to provide information on fee charges and refunds on the Endowment Statement	For next meeting	FS
5.2	OLCC to update on endowment strategy	For next meeting	OLCC
6.2	FS to send out the grant offer pack and get back to large grant enquirers	ASAP	FS
7	Marion to approach Joyce Stewart about Panel recruitment	ASAP	MH
7	An item to go in the Luce Valley News about recruitment.	ASAP	LG
8.1	Confirm RES attendance at the next meeting	ASAP	FS
8.2	Nigel to book the Church Hall for 15 th April at 7.30.	ASAP	NM
8.3	Suzy to recirculate the Fund criteria and a proposed alternate wording for the final criterion	For next meeting	SF