

**Minutes of the
ANNUAL GENERAL MEETING
Barrhill Development Trust SCIO49162**

Attendees:

J Thompson - Chair (JT), L Ottaway - Treasurer (LO), C Bailey (CB), R Brown (RB), P McGibbon (PM),
All Trustees are Ordinary members of the BDT

Members present in person: 30

Non-members present in person: TBC 3

Staff Present:

S Rimmer - Development Officer (SR)
P O'Connor - Caretaker

Quoracy for an AGM is 5 Ordinary members, the meeting was quorate and opened at 19:00

Business of the AGM

1. Previous minutes

The Chair reminded everyone this is the first AGM of the BDT, to avoid confusion - many people present would have attended an AGM of the Barrhill Community Interest Company (BCIC) had there will be minutes to approve for that meeting

2. Chair's Annual Activity Report and recommendations

John Thomson, Chair of the BDT Board took the chair and extended a warm welcome to everyone present at the Annual General meeting of the charity.

Good evening, my name is Johnnie and I would like to thank you all for coming tonight.

This is the first of two AGMS this year for BDT - tonight's is slightly over due from last year 2020-21 financial year due to COVID disruptions. Later this year we will have an AGM for 2021-22 financial year which ended in March 2022. BDT was established in 2019 so this AGM covers it's first full year operating after buying the pub

The BDT bought the pub in 2019 and then all refurbishment work was halted by COVID, as you will know. Refurbishment started in 2022 and will also complete this year - we will report on this at the next AGM. The pub is expected to open by Christmas 2022

The BDT is a registered charity and is a separate organisation from the BCIC, with very different rules to follow

A registered charity is regulated by the Office of the Scottish Charity Regulator (OSCR). It's financial dealings and Trustees are held to a very high standard and have very clear rules and laws to follow - this is a huge benefit to us in a small community as we are clearly informed what we must do and what we can not do to ensure the long term needs of Barrhill are being served

As part of running the charity well, the Board of BDT approached Foundation Scotland for advice. Foundation Scotland support community organisations and charities to be the very best that they can be. They brought to our attention considerations about how to run a community pub and we are very grateful for their continued help, support and advice.

Part of the Foundation Scotland advice includes updating the constitution. Following this we have approached a firm based in Scotland who are experts in this matter and they are drafting an updated constitution. This will include clear procedures to be used throughout the year and at AGMs. Other organisations in Barrhill have very clear rules for public meetings, we want this to be the same for the BDT as well. It will also include ensuring a formal division of the responsibilities of BDT vs BCIC, making it easier for both organisations to follow the rules and regulations associated with their legal structure and legal obligations. The process aims to simplify the management of the assets and the funds that we receive.

The revised constitution will be available before the next AGM and we will ask the membership to accept it. By the next AGM to board will share more details about funding from the wind farms and the intended constitution plus details of the winter fuel payment, the running of the pub and the forward plans for the Community Action Plan to be updated

You are reminded that the village properties, held under trust and restricted covenant, were passed from BCIC to BDT in 2019 and the BDT began the maintenance and running of these properties. The properties are the Memorial Hall, the car park, bowling green and Arnsheen Park. The costs for the maintenance of these properties is now the responsibility of the BDT.

I would like to thank my fellow Trustees for their hard work that they put in to the BDT also taking time to do training to get a better understanding of how a charity works. As Trustees we have certain responsibility, one of which is not to bring the Charity into disrepute - this is why we do not comment on any posts on personal pages "Barrhill Residents" and "Barrhill Folk Past and Present". The BDT has it's own Facebook page, Barrhill Development TRust, to keep people up to date - we recommend you like and follow the page for the most up to date information.

I would also like to thank people who have volunteered to cut the grass whilst Liam has been off. Garry Scott (who does not live in the village) cuts the grass of Arnsheen Park and claims only expenses - I would like to thank him too for all the work he does for

Barrhill residents keeping the park in great condition. I want to thank Pat and Angela for looking after the hall. And Liam the handy man. We now have Sam in the office, which is a great help. Finally, Heather who has taken the minutes of the settings for years who has stood down since we have an employee - a big thank you to Heather.

3. Treasurer's annual financial report

(All attendees were provided with the Financial Statement for BDT to 31 March 2021)

This is the financial statement of the BDT to 31 March 2021.

I became Treasurer of the BDT after this date - during the period of accounts the Treasurer role was held by Mark Bradshaw and Richard Brown.

As is appropriate for a charity of our size and income, our accounts are Independently Audited by Galbraith pritchard Chartered Accountants based in Ayr and Girvan. The Trust now holds the assets for Barrhill - the Memorial Hall, Car Park, bowling green, Arnsheen Park and the pub. Combined assets are valued at £222,118.

The total income during this period was £207,700. These funds were all restricted to be used on the Memorial Hall, Park and the community pub refurbishment as well as a few smaller projects all agreed in advance
The total outgoing during this period was £189,257.

The normal running cost for the hall and community employees before the pub opens is around £100,000.

The overall cost of the community pub project, including purchase and overheads whilst it is out of use and refurbishment is almost £500,000. This project can not be funded from one year of income for the charity is spread out over at least 3 financial years.

Income from the Memorial Hall during this period was substantially reduced due to COVID and was only £617 (compared to over £5,000 the previous year). Income from the Hall is an important source of funds to move towards sustainability of the hall for the future.

No Trustees were paid during this financial year, in line with the Trust intentions not to remunerate Trustees

Question from the floor, Christopher Shaw: There is a note in the Financial Statement from the Trust' accountants that notes some of the costs were paid from another bank account - can you confirm this won't happen again?

Response from the Board: This is being addressed but you will see the same statement in the next accounts to 2022. The reason is simple: The properties were transferred from BCIC to BDT in 2019 and the bills took a while to transfer - electricity, phone etc. During COVID the suppliers did not handle transfers of accounts and so BCIC continued to pay the bills they had always paid for the Memorial Hall. Most bills

have been transferred. For complete transparency, the Accountants decided it was prudent to explain this in the Financial Statement. At this time, all of the operating income for BDT came from BCIC so these payments were similar to those other awards.

Attendees were also provided with the below update on projects

	Aim for completion	CURRENT STATUS				Notes	Cost of Project or activity
		Investigating inc funding bids	Planning	In progress	Completed		
Community Pub	2022/23					The pub will be open for Christmas 2022	£500,000 + start up costs
Adult outdoor keep fit equipment	?					In discussions with SAC and investigating costs	?£25,000
Disabled play equipment	?					Feasibility study and decision from CAP	?£50,000
Electric Vehicle charging points	2022					Work is almost complete, await electrician	£0
Village planters 2022	2022					Regular annual planter refresh	£1,250
Fire alarms	2022					Give to all homes following law change	£19,034
Station Car Park	2022					BDT awarded a grant to cover 50% of costs	£20,000
Safety alterations to Hall Car Park	2022					essential changes required to solar uprights	£22,326
Improvements of hall wall	2022					Alternative dry stone waller to be found	£10,000
Repair damage to Hall roof	2022					Damage caused by 2022 storms	£10,000
Whithorn Trust	2021					Grant awarded for improvements costs	£1,666

(Original document is attached to the minutes)

4. Retirement & re-election

(As JT was due to retire due to rotation, he handed over to RB. RB explained the procedure.)

One third of of serving Trustees need to stand down each year, the longest serving first. This year Pearl McGibbon and Johnnie Thomson retire by this rotation.

Any Trustees cop-opted during the year must stand down for re-election at an AGM. Both Liz Ottaway and Collette Bailey were co-opted and must stand down now.

The constitution needs updating including procedures at AGMS so that it is clear and followed in the same way each year. At present there are more vacancies than applicants. At present all our previously serving Trustees are willing to restand. Does anyone have any comments about reappointments?

The meeting did not have any questions, so all Trustees were reappointed by the AGM unopposed. And I will pass back to Johnnie to run the remainder of the meeting.

JT, LO, PM and CB took their posts again as Trustees.

(JT took over again as Chair for the meeting)

JT explained that an application to serve on the Board was received by Sally Volkes, and Ordinary member of the BDT who lives within Barrhill and has a number of years of business experience. As there was still available vacancy on the Board, Sally was welcomed to the post of Trustee by the AGM.

5. Any other business

The Chair opened the floor to questions, which are detailed below.

Ken (member of Barrhill Bowling Club): What's happening with the BBC funds requested for the hut?

Response from Board: The BDT awarded £20,000 in a grant to the bowling club for a hut, in addition to the other running costs already given. They are available to the club since they were awarded in the last financial year. We understand the Bowling club have chosen a more expensive hut and we understand you have opted to apply to Carrick Futures for additional funds, and this you have not yet heard about.

Ken: The pub has a budget of £500,000 that sounds expensive just for start up

Response from the Chair: That is the purchase, the refurbishment, fixtures, fittings as well as stock and equipment.

Jenny: For the pub, are you putting a manager in? Or will it be leased.

Alistair: You have talked about leasing in the past, will the community have control?

Gregor: Who will be running the pub, the Board or the Manager? Ballantrae has had some difficulty

Response from Board: In the original community consultation, the community said they wanted a community pub. As we decided on a community pub, this allowed us to apply for funds from Scottish Land fund to purchase the property, it also restricts us to ensuring the pub is community controlled. We are working with the Plunkett Foundation - a specialist organisation that exists to help community businesses run in the best way they can.

Rod: If the BDT can't find a Waller to do the wall, is there another option?

Bert: How much tonnage of stone how you allowed, as it is a ton of stone every yard

Lillias: A small fence would be adequate

Andree: If a stone wall is going to cost several thousand pounds why was the village not asked?

Martin: Since the posts with the chains were taken away, the hall looks more inviting

Response from Board: Pre-pandemic, at the last CIC meeting, the community discussed and decided to have a dry stone dyke to match the rest of the village and be attractive for many many years to come. The Hall was afterwards passed to the BDT under the restricted covenant to hold it in trust for the community. This can be addressed again at another open meeting if necessary. There is a real shortage of Wallers as well as some reluctance to come to our rural location. In addition we have had comments from cyclists about keeping the space open - and comments from parents about the busy road immediately outside. We had engaged a dry stone dyke builder, but he has now withdrawn from work after contracting long covid. We are looking at erecting an attractive low wooden or picket fence, this may be a short term solution with a wall at a later date.

Martin: A question for Sam, why does she think she can't vote - it's not in the constitution?

Response from the Board: Section 15 of the Constitution states that employees can't be members, and only members can vote. This is clearly in the constitution and no staff member has raised a concern on this point.

Andree: Was the Whithorn Trust contribution [grant] for clearing paths?

Response from the Board: The Whithorn Trust approached communities along the route of the walk and asked for financial contribution to improve signage and printed materials. The BDT contributed £1,666 and the leaflets and website are now terrific.

Ken: How many members should be on the Board?

Jenny: Is Laura Brown still a Board member?

Pauline: How does anyone else apply to be a Trustee?

Response from Board: Laura stepped down due to work commitments before the AGM. The form is on the website and the Board will consider any applications at their regular monthly meetings. It is an application process and there are conditions to be met both legally and operationally. There is a requirement for at least 5 Trustees at any time.

Ken: Is there an update on Adult equipment in the play Park

Response from Chair: We are in talks with South Ayrshire Council (SAC) as they have better prices and recommend appropriate equipment to help communities navigate this complex area.

Gillian: Around the Jubilee, there was confusion on hiring the hall. It was said that someone would have to take responsibility.

Ann: If you hire the hall in Glrvan, the caretaker is there to oversee it. A(rental costs in Girvan were not shared, Barrhill clubs hire the Hall for £5 per hour)

Ken: 5 years ago, the hall was free to hire

Lillias: Has to be the same for everyone. Could it be free for funerals?

Response from Board: There is no record of the hall being hired for free. Having a named person responsible for a booking is the current insurance terms and the BDT is looking at options. On a prior event there was abuse of the hall - damage that has incurred costs including paint on the floor and tables. This must be addressed and the hall protected. All bookings must be with common sense. The hall was offered free to the Jubilee committee, there was no charge for that event. Barrhill Activities and Attractions (BAA) also helps to avoid difficulty and reduce the administrative burden in the future, whilst protecting the hall. The rate to hire the hall is still very cheap.

A number of members raised the issue of acoustics in the hall. We do have a loop system and a PA system, unfortunately the acoustic issues are caused by the sports floor and this issue can not be entirely resolved. The Board are looking into measures which may mitigate the worst of the issue, and trying to find cost affective measures for the benefit they give. This may include ceiling coverings, curtains etc

Meeting closed at 19:45

These minutes accurately reflect the meeting

Signed

Dated

Position & Name J.Thomson, Chair