

Luss & Arden Community Development Trust

Minutes of Meeting held on 6 February 2024

Present: Russell Jack (RJ) (Chair for tonight); Lisa Duncan (LD); Brodie Duncan (BD); Laura McHard (LMcH); Mary Stalker (MS); James McCann (JMCC); Simon Miller (SM).

Apologies: David McCowan (DMcC); Patrick Colquhoun (PC); Fiona MacEachern (FMacE); Lottie Colquhoun (LC).

Our Purpose

The purpose of the Development Trust is to create income generating initiatives, and then decide what projects to do, based on our joint opinion of which projects benefit the community. If others object to the projects which we undertake, they should join us and have their say. We will make the Community Council aware of the projects we undertake and will invite them to comment but will not take instruction from them. We will inform the community of what we are doing by way of a community newsletter & by posting our Minutes online & on the Village Noticeboard.

Minutes of last Meeting of 9 Jan 2024

Proposed by LD; Seconded by BD.

Matters Arising – None.

Administration Update

- Current Quorum is 4. The meeting was quorate.
- Directors: FMacE, RJ, DMcC, PC, LC, BD, LD, LMcH, MS, JMCC; SM is Associate Director. LD is adopted Treasurer.
- Cheque Co-signatories – DMcC, RJ, FMacE, LD.
- Public Liability Insurance in place until January 2025.
- Company number 275071, Private Limited Company. Charity number SCO36122, Y/E March.
- We are members of The Development Trust Association of Scotland.
- The website (lussandardentrust@weebly.com) is managed by BD. RJ monitors correspondence.
- LD to chase up and update membership list for the next regular meeting.

Directors – No matters arising.

Bank Matters

- As of 1 Jan, the bank balance was £27,082.64 - £100 due to Village Hall for Hogmanay.
- MS, SM, LMcH, JMCC are to complete Companies House details.
- It was agreed to bank the Village Hogmanay fund of £785.87 & hold this for them for next year. J Bisset is to transfer this amount to the DT account.

1. Community Council Funding:

- The Trust is happy to act as a conduit for Community Council funds, such funds would be ring-fenced.

Fund Raising Initiatives

2. Guide Books – SM to lead.

a. Current status:

- Information signs and guidebooks in place.
- The book makes circa £2K profit per annum - £4 profit per book. Stock Holding 480 – this should last 2024.
- SM to get re-print quote.

b. Next steps:

- SM/LC to get print quotes for Jan 2024.

3. Community Hydro Schemes: DMcC & PC (Board Directors of Hydro Company) to lead.

- This should raise c£500K over 40 years for the 2 local Development Trusts; it was initiated by Luss Estates Company.
- We need an individual to walk the hydro once per week & check it. BD & DMcC?

4. Distillery:

- Glen Luss Distillery will make an annual community benefit contribution of 5% of its first 10 years' profits. The project now has planning.

5. Luss Visitor Centre

- LLTNPA & the Trust have jointly had a valuation carried out. The Trust is keen to purchase the asset.
- Circa 100 parish residents have signed up to support the transfer of this asset from LLTNPA to the Trust.
- SKS (a community interest company). Colin Duff attended the Dev Trust meeting on 9 Jan to learn about the Visitor Centre project. SKS reverted with a proposal on how the DT & SKS could work together with the aim of purchasing the VC. CD's thoughts:

- We need to be more specific on our plans & on what community benefit is.
- We need to do an options appraisal.
- Buying to Lease will not work unless the customer proposition is defined.
- Time is of the essence – we need to make an asset transfer urgently before the NP sell the asset.
- It was agreed to proceed with the SKS proposal at £4.8k + VAT for SKS to assist the DT.
- RJ to contact SKS to proceed, agree payment terms, at a fixed £4.8k + VAT & a timetable.
- DMcC to contact the LLTNPA to tell them of the DT intentions & ask them to stop the sales process.
- It was agreed to include in the proposal the importance of addressing the community's needs through this process.

Community Projects

1. Young People's Funding

- This is ring-fenced for projects that help improve the physical and mental well-being of local children.
- £3,294 in Bank. £846 was donated to Luss Primary School in 2022, £1k in June 2021 & £1,812 in 2023.

2. Clean-Up Day

- The clean-up day in March 2023 was very successful with 38 volunteers participating.
- Next clean-up day will be Saturday, 23 March 2024.
- Invites must go out by 26 February.

3. Luss Car Park in Public Ownership

- It was agreed unanimously to pursue the Community purchase of the car park, however, until a Director is willing to take this on, the project is on hold.

4. Community Projects

- Previously £234 was granted for community badminton, £1k towards the refurb of the village hall & £100 for the Village Hall hire on Hogmanay.

5. Possible Spend in Future

- New stone signage – SM to pursue.
- Fund Parking Permits?
- Garden maintenance?

Date of Next Meeting:

Tuesday, 5 March 2024 at Luss Village Hall.