

North Berwick Community Development Company

Annual General Meeting

September 4, 2024

North Berwick Community Centre and ZOOM

Interim Board members present: Kenny Miller (Co-Chair), Brett Walker (Co Chair), Sue Northrop, Lauren Cowie

Interim Board member apologies: Kirsty Towler, Lisa McClure

Also present: Doug Haig (*ELC Connected Communities*), Don McKee (*North Berwick Community Council*), Kathy Duncan (*HerbSpace*), Hilary Smith (*North Berwick Coastal Area Partnership*), CDC members and members of the public

Item	Description
1. Welcome	The meeting was opened at 7pm
2. Chairs' Report and Accounts	<p>Brett Walker gave the Chairs' Report* including</p> <ul style="list-style-type: none">- A brief history of the Company- The reasons why it has become active- The role it can play in community-led development.- The accounts <p>Brett Walker also expressed thanks on behalf of the CDC to the previous directors, especially Lesley Kay, Ian Watson and Lisa McClure for keeping the company viable; to Doug Haig and Hilary Smith for their administrative support; to Mitch Stevenson of VCEL and Linda Gillespie of Community Ownership Support Service (COSS) for their help and advice and Edward Danks of Paris Steele for his pro bono legal support.</p> <p>The Company Annual Accounts were presented. The Company (Attached to the email).</p>
3. Local Place Plan	<p>Don McKee presented the draft Local Place Plan on behalf of North Berwick Community Council. The Plan was developed with Planning Aid Scotland. Although its primary role is as a submission to ELC to inform the new Local Development Plan, the Place Plan also provides a significant basis for the CDC.</p> <p>The Plan contains 20 proposals.</p> <p>Of particular interest is the identification of currently under/unused land/buildings that could be brought into community use and/or ownership.</p>

	<p>Link below. North Berwick Local Place Plan</p>
<p>4. The Abbey site</p>	<p>Kathy Duncan gave a short presentation^o on the sale of the Abbey Care Home site. A subgroup of the NBCDC has formed to look at taking ownership of the site (house, buildings and grounds), via Community Assets Transfer. The group has support and advice from Linda Gillespie, Community Ownership Scotland.</p> <p>The subgroup considers the site has considerable potential for community benefit as a place for social enterprises, a community hub (cafe, garden, activities etc), providing employment and training opportunities, and accommodation.</p> <p>Submitting a viable proposal involves a lot of work and the group are asking people to get involved</p> <ul style="list-style-type: none"> - If they have relevant expertise - If they have ideas or suggestions on how the site can be best used - Use the postcards (in the community centre, library) to record their 'Abbey Stories' - Spread the word - Come along to an Abbey sub group pop in on Wednesday 11th, 7pm Community Centre. <p>Kathy also spoke about Herbspace, a social enterprise she runs that works with young people who need and benefit from the space, connection with nature and growing, and calm provided by the organisation. Their work is highly valued and viewed as essential by young people, their families, education staff etc. The sale of the Abbey site puts the organisation's future in jeopardy.</p> <p>(Presentation attached to the e mail)</p>
<p>5. Election of Board</p>	<p>In line with the Company Articles, all current Interim Board Members stood down.</p> <p>The Meeting then appointed as Board Members: Kenny Miller, Brett Walker, Sue Northrop, Lauren Cowie, Kirsty Towler, Lisa McClure and Kevin Gibson. One nominee declined.</p>
<p>6. Q and A</p>	<p><i>How the new Board might work - could other projects be worked on?</i></p> <p>The structure of the CDC provides the balance between its wide remit and the relatively small Board. The CDC Board has oversight of all projects, areas of interest for the Company although each will be managed through specific sub-groups. Potentially the</p>

	<p>CDC could have multiple projects working simultaneously; this could include different asset transfers.</p> <p><i>What might the work be?</i> Advice from COSS was to identify all buildings and sites that were of interest to the community and register a “right to buy”. This does not commit the CDC to anything but does mean they will be informed of any potential marketing decision to sell.</p> <p><i>Getting involved in the Abbey Project</i> Residents of Priory Wynd noted their desire to be included in any discussions and planning for the future of the Abbey site as they would be directly affected. Residents were invited to the meeting of the group next week (see above).</p> <p>The CDC reiterated their commitment to community-led development and that a successful asset transfer would enable the residents to have a greater influence over the site’s future than would be the case if it were to be a private development. The constraints on the site were discussed including the protection of the historic ruins and listed building.</p> <p><i>General health and social care planning:</i></p> <ul style="list-style-type: none"> ● NHS is responsible for rebuilding doctors’ surgery. The closure of Edington and Abbey has placed further strain on care for older people ● Tantallon care home not offering a good model for care in the area. ● The CDC (and Local Place Plan) can try to influence and offer local solutions but must do so with strong evidence.
7. Membership	Membership lists will be updated with any new members ASAP.
8. Date of next AGM	September 4 th , 2025, time and venue tbc