MINARD COMMUNITY TRUST

Minutes of Meeting

Minard Foreshore, Monday 6 March 2023

		ACTION
Present	Brian Barker, Margaret Moncur, Becs Barker, Liz Feeney	
Apologies	Ailsa Crawford, Colin Moncur, Paul Lomas, Abbie McCrae	
Previous Minutes	Outstanding actions included in this minute.	
Actions carried forward from previous meetings	Alison to find a contact for correspondence regarding the field so that we can improve access to the Brainport Trail. Carried forward Liz has spoken to Laura & Mike Skelton re Brainport Trail. Mike was involved in the original work to create the Trail and might be able to provide some insights to help with future plans. Liz to follow up with Mike. Carried forward Agreed to procure a wooden bench as a memorial for Teresa Foggin and to mark her bequest to the community.	Alison Liz Margaret
Minard foreshore/slip	The foreshore has been significantly improved with the input of volunteers from around the village and micro grants from West Loch Fyne Community Council to purchase materials and benches. Work is progressing well to improve the area around the war memorial.	
Land at the shore and the burned out shed	The situation relating to the burned out shed on the shore has turned out to be much more complicated than originally expected. Ownership of the land had not been clarified to this point and the owner of the burned out shed had requested that the Community Trust make a transfer of the land to him. The committee consider various supporting documents during the lengthy discussion on this topic. They included: • Correspondence from the shed owner's lawyer that shared some historic documentation relating to the land transfer in 2006 and opinion from the Scottish Government lawyers regarding ownership of the land • The current title deeds for the land • Correspondence relating to owner of the second shed on the shore that included historical detail referring to the original transfer of the land to the Forestry Commission in the 1930s The history as understood by the committee is that when the land was transferred to the Forestry Commission in the 1930s the sheds on the shore were owned by various people around the village. This was accepted practice at the time and the separate ownership of the land and sheds was seen as a normal state of affairs. In the late 1980s the second shed on the shore changed hands and the new owner took advantage of legal steps available at that time to register a title deed for the land under that shed.	

	When the shed that was destroyed in the fire last changed hands there was an assumption that the shed also came with the land beneath. There was no documentation to confirm this, and the documents shared and discussed at the meeting confirm that the land is actually owned by the Community Trust. Minard Community Trust is a charity established to benefit residents of the village. The committee agreed that a transfer of the land under the burned out shed to the person who had owned the shed would not be consistent with the objectives of the charity as there would be no benefit to the wider community. The committee are conscious that this news will not be the result that is expected and therefore need to ensure that the sensitivities around this are respected and communicated carefully. The decision will be communicated to the shed owner's lawyer and copied to the shed owner so that they get the news at the same time. The decision was unanimous, and Brian will share the draft e-mail with all members of the committee for comment before sending.	Brian
Windfarm community benefit funding	The Community Trust has been a beneficiary of several micro grants from West Loch Fyne Community Council and the committee expressed their thanks for the support from the Community Council. Grants received since the last meeting include: • £80 towards the printing costs of a community newsletter (questions had been asked about doing a digital only version, but the committee are responding to demand for a printed version) • £500 towards benches at the Jubilee Garden on the foreshore • £150 for the fireworks on the shore • £350 for the annual panto in the village hall Grants planned for the future include: • £300 for materials to support the works at the war memorial • £350 for the panto • £150 for the fireworks • The licence fee for the hall booking software on the village web site • PAT testing for equipment in the hall and shop • Update of the contents of the first aid boxes Concern was raised that other applicants are submitting applications for micro grants that include equipment for the village hall and use of the storage space at the hall. These have caused some issues in the past because ongoing responsibility for maintenance and availability of storage space have not been discussed with the Trust as hall owners/operators. Agreed that Brian would write to the Community Council to ask that applicants are asked to confirm that they have agreement of the Trust if they are requesting items for use in or storage at the hall or shop.	Brian

	The Trust will also need to apply for grants from the main fund to improve the heating and lighting in the hall. The deadline for applications is May and Margaret agreed to start contacting potential contractors to get quotes. Future possible bids relating to the hall could cover: • kitchen appliances • development of plans for an extension, including showers etc Other ideas include • exercise trail • Brainport trail – including solar alignment, bench (for Jack) • general improvements to the shore – parking, jetty etc • roof on the shop • equipment for groups – e.g. for exercises to improve strength, balance and conditioning • landscaping at the sewerage works	Margaret
Treasurers Report	Funds are healthy. With the loss of income for from Shop rental we now need to plan more carefully as there is a projected shortfall. There are sufficient reserves to allow time to consider different options.	
Insurance for community events	The upcoming duck derby prompted a broader discussion about community events and insurance coverage. The Community Trust's insurance covers events organised by the Trust and public liability at facilities owned by the Trust. The duck derby is not being organised by the Trust and so is not covered by the Trust's insurance. This also highlighted a need to make insurance coverage clearer on the booking system for the village hall. Any events organised under the auspices of the Trust are covered. Organisations or groups hiring the hall will need to have their own insurance. Whilst this has always been the case, it's not always been made clear. Becs is the lead for the hall bookings and agreed to review the current information provided to hirers so that the different forms and web site can be updated. There are some activities where the status of the activity is unclear and the Trust will clarify with the organisers if they are Community Trust events or not.	Becs
Hall and Grounds Report	Hall bookings have picked up, including with the new parent and toddlers' group. The new storage sheds have been installed and are a significant improvement. The committee are appreciative of the support from the A'Cruach Wind Farm Fund for the financial support to enable the sheds to be replaced.	
Shop Report	Covid has delayed plans for conversation of the shop.	

	Shop is being used as occasional storage for people moving home/working on their homes. Hire is at £25/week Agreed to revisit the previous decisions to convert the shop to a flat and to contact architects to determine costs for detailed plans for this work.	Brian
Woodland Update	The Trust was not in a position to submit a bid to work on the Brainport Trail. The land is owned by several people/organisations and there will be more work needed to coordinate this to develop plans and progress any work. The bridge over Aichgoyle Burn is complete and the committee are appreciative of the support from local people and the A'Cruach Wind Farm Fund to enable the bridge to be replaced.	
Fund Raising / Other activities	Links with the school/activities involving (eg another pantomime). Liz to approach Lesley to see what we could do (including using some of the restricted funds for activities with children). Ideas for other activities • yoga sessions • restricted fund from playgroup – potentially do something for parents and children, repeat the pantomime • art related activity – potentially link with Art Class or Artmap Argyll. • poster competition in advance of beach clean to encourage children to be involved • help promote the informal walking/jogging group that is meeting on Mondays and Wednesdays. • 'village outing' to a whisky tasting at Cadenheads in Campbeltown Fundraising is now a much higher priority given the drop in income with the shop closing.	
Web site and Facebook	Navigation on the web site has been improved as part of the work to include the new hall booking system.	
Events	Events being organised by the Trust that are confirmed already for this year include: • Coronation barbeque on Sunday 7 May • Beach clean on Monday 8 May • Panto on 16 December	
Crarae Gardens	Work has commenced on the path linking the village to Crarae Gardens. The Trust has not been asked for additional support at this time.	
Minard School	Now awaiting formal notification of the consultation on the school closure.	
Empty properties	The Community Trust has been contacted by eth Empty Homes Officer of Argyll and Bute Council about a property in the village that could be refurbished and let as a home. The Trust isn't in a position to take on another property, but the committee agreed that it was	Brian

	worth talking to the Council about support to help with the conversion of the shop.	
A.O.C.B	None	
Next Meeting	tbc	