

# Crail Community Partnership SCO 49189

## Board Meeting Agenda

Legion Hall Tuesday 7<sup>th</sup> April 2020 at 6pm (Virtual Meeting)

1. Present: J. McCallum, H. Aird, D. Mann, D. Jerdan. D. Brown, M. Taylor, W. Cresswell, D. Bates, D. Gowans, A. Purves and B.McConnell.
2. Apologies: H. Armitage
3. Minutes of meeting held 3<sup>rd</sup> March 2020. Approved.
4. Finance
  - a) AGM deferred for 3 months. 2019 Accounts approved and audited, will be posted on OSCR website. (Action: DG)
  - b) Current position.

### CRAIL COMMUNITY PARTNERSHIP

RBS RECONCILIATION AS AT ..... 25<sup>th</sup> March 2020

#### FIGURES FROM BANK STATEMENT

Balance as at 25 <sup>th</sup> March 2020	£ 14,134.77
ADD: To be lodged	£ Nil
DEDUCT: Non presented cheques and D/D	£ 29.50
Sub	£14,105.27*
Restricted Funds (see below*)	£ 6,712.40
Crail Info	£ 510.00
Net Bank Position	<u>£ 6,882.87</u>

Crail Common Good Fund – Approved	£23,520.00
Drawn to date	£23,520.00
Possible further draw down	£ NIL

- Includes £2,252.40 remaining from Crail Food Festival £3,000.00 to meet costs of survey and design plans in respect of the Community Hall

Includes £670 grant to Wee Crailers from Fife Council  
Includes £490 (net) grant to Monday Meetings (Monday Club) from Fife Council

Includes £3,300.00 grant from Awards for All (National Lottery for use by Monday Meetings only).

Prepared by Andrew Purves  
2<sup>nd</sup> April 2020

5. Fund raising.
  - a) CPS - Denburn park – Parks for All, CCC etc. CPS has received £1500 from Parks for All, and has £3,500 awaiting approval with Crail Common Good Fund.
  - b) Asset transfer – Scottish Land Fund, £8,424 awarded for creation of Business Plan for the Community Hall. Community Enterprise currently conducting this work.
  - c) ~~TNL Climate Action Fund~~
  - d) Robertson Trust – Applied for £45,000 over 3 years to provide project/development person to help build Community Hall volume of activity.
  - e) Cambo & Crail Community Partnership – deferred.

6. Membership update & volunteers – DG/HA  
132 Members, 5 associate, 1 Junior.  
Resilience resources, 27 volunteers, 7 requests, to date.
7. Sub Committees
  - a. Harbour improvement plan– B. M
    - Still waiting on Fife Council visit.
  - b. Crail North Planning Sub Committee Report– DB.

### **April 5<sup>th</sup> 2020**

At the last Trustees meeting it was reported that communication had been received from Fife Council with regard to land at Bow Butts.

This report will pull together all that has happened in response to the enquiry from FC.

A meeting was held between DJ, WC and the landowner and their agent, Bidwells. A preferred develop was lined up but the message was that whilst the developer was keen to meet community aspirations for Crail North in terms of affordable housing and open spaces this would be contingent on Fife Council “co-operating” on access.

We were alerted to communication from an officer at Fife Council to all three of our elected members, seeking their view on the request from Bidwells that access for construction be granted through Bow Butts. After consultation our elected members responded to say they did not support this proposal and pointing out that the land in question was part of the Community application for the transfer of three pieces of land to community ownership.

Our application was at Stage 1 and WC and his team accelerated our submission for Stage 2 and this was lodged with and receipt acknowledged by the local authority. There now follows a 6-month consultation period during which the land cannot be offered for sale and so the option of access through Bow Butts is on hold for now and if the transfer of ownership goes ahead, permanently.

This situation has been advised by the authority to Bidwells.

We had planned to meet with Fife Council planners to discuss a range of issues relating to sites in Crail and to get feedback on their meeting with the Chief Planner but the current situation has meant postponement of that meeting.

For now we need to keep a watching brief until the Covid-19 crisis abates.

### **DJB/042020**

- c. Strategy – JmcC
  - Attended meeting with Toby Anstruther to discuss the future for ENCPAP.
- d. Environment/Woodlands – Asset Transfer DG/WC

Environmental sub-committee update

  - Stage 2 asset transfer proposals completed and submitted to Fife Council 6th March.

- Wild Crail Walks Network strategic plan completed as part of the above submission and as a framework document for our overall strategy of charrette led environmental improvements.
- These were accepted by the Council and have been posted for public comment with a deadline of April 15th
- An article in Crail Matters on 30th March let Crailers know what was happening and encouraged people to write letters of support (links to pro-formas provided).
- A WhatsApp link was sent to 124 members of the Fife Birding Group on 31st March to the proposals and pro-formas for support letters.
- Early indications are that many letters of support have been sent; but reminders to everyone should be made during the next week.
- Otherwise no activity and nothing directly planned until the Covid19 outbreak situation gets better.
- Commendations to Will for the excellent work on the Stage 2 Applications
- 33 letters of support submitted to date
- FC report no objections to date
- Request friends and colleagues to continue filing support letters
- Public consultation ends 16<sup>th</sup> April.
- Final results should be known by 17<sup>th</sup> September.

e. Community Assets – DJ/DG

- Community Hall Asset Transfer
- Fife Council Stage 2 Community Asset Transfer due to be submitted 8<sup>th</sup> April 12:00, with the Business Plan developed by Community Enterprise.
- The following are comments made regarding the Business Plan and potential asset transfer of the Community Hall
  - The BP seems to have over ambitious revenue increases, especially in the latter years, based on my prior experience in a similar situation.
  - Recognition that this is an ambitious BP prepared by experienced consultants and that this is about making this a successful application.
  - Given what the application is aimed to do, this is an ambitious plan. Weddings in the East Neuk of Fife are proving very popular, with 4 dedicated venues. The community hall can play its part in a different part of that market. And thereby help the local economy. The potential to tie-up with local churches is a strong opportunity.
  - This is more like entrepreneur launch of a new business without proven numbers in the background and an, as yet, untested market. No-one has ever really tried to make the community hall a success year round.
  - This is not about what we already do today, there are parts of Crail that could become more engaged. We need to break from the past. Not just more coffee mornings.
  - No liability on the trustees given the constitution of CCP.
  - This is being prepared by the consultants, from experience, to persuade councils.
  - Gut feel is there is strong local interest in making this a success. What happens if we fail?

- If we don't do it then Fife Council will sell it, just like just did with North Kilminning. Coming out of this current crisis Fife Council will have major financial and social challenges.
  - We need to work up a Business Plan of our own, from what CE have created.
  - We are only part of the way through the process, we are not about to sign the legal transfer document. We still have to apply to the Scottish Land Fund and succeed through the whole FC CAT process.
  - The Business Plan probably understates the commercial opportunities as 3 or 4 weddings and 3 or 4 major music events could underwrite the year.
  - This is not just a social enterprise, we need to run it as a business that provides social community benefits to those that need. Combine commercial enterprise with social enterprise.
  - May have sounded negative about the business plan but it will take a period of time to build the income. A lot of work to do on the numbers, but I support the application.
- Chairman summarised the situation; if the trustees support the FC CAT Stage 2 Application (inc. the business plan) it will be submitted on the 8<sup>th</sup> April.
  - Chairman asked if there were any dissenting votes. None stated. Therefore it was unanimously agreed to submit the CAT application.
  - Brownfield – Garden centre/affordable housing
    - Waiting on change of use statement from FC
    - Fife Council have noted interest. DG in correspondence with Paul Darcy FC.
- f. Town Hall
- Concern about condition of bell tower
  - CCT unwilling to take under a long lease with current condition
- g. Website/Publicity – HA/DG
- Crail.info
  - One new business on the website, Daniel Gardner Electricians. Activity peaked as we sent out numerous messages around lockdown time.
  - Trustees need to help build CCP website as an information source about our current projects. Currently it is primarily about the Charrette and Local Place Plan.
  - Information please, to Heather.
- h. Business and Tourism – Crail Food Trail - the document is progressing and will be launched in the autumn. DJ
8. AOCB
- a. Kilminning North – CGS will definitely go ahead with acquisition. Contamination is low level and is capped.
  - b. Crail – Sustrans study. Need Fife Council as partners, suggested that we engage with phil.clarke@fife.gov.uk.
  - c. Energy retrofit project – Changeworks & CCP joined  
<https://communityenergyscotland.org.uk/>
9. Next meeting Tuesday 5<sup>th</sup> May 2020 at 6pm