



CRIEFFCOMMUNITYTRUST

Crieff Community Trust Board Meeting 7pm, 21 March 2024 on Zoom

Present: Jane White (JW), Ian Christie (IC), Jim Anderson (JA), Ann Ross (AR), Brian McVey (BM)

Apologies: Andrew McLean (AM), Ailsa Campbell (AC)

Invited: Joy Flett (JF), David McCann (DM)

1. Declaration of Conflict of Interest: None

2. Approval of Previous Minutes

The minutes of the February board meeting had been previously circulated and were approved as a true and accurate record.

3. Matters Arising

Standing matter - path inspection: being checked by JW in March, over to Brian in April

April	BMcV	w/c 8/22 Apr	
May	DMcC	w/c 6/20 May	
June	IC	w/c 3/17 June	Photos
July	IC	w/c 1/15/29 July	
August	BMcV	w/c 5/19 Aug	
September	BMcV	w/c 2/16/ 30 Sep	Photos

Action	By
Sort out Andrew's photo access	JW - done
Stronger Communities - Better Living Fair Saturday 2 March 10-2 pm. Need to plan who can go - please send availability to DM - take pop ups, annual report and model from wee shop. Get scrapbook up to date.	DM/ JW - done
Financial strategy meeting in person Monday 26th February at CDC 7pm	All - done
AGM 13 June on Zoom at 7pm	All
Complete EOI for IFPF urgently. Research other funders.	DM/JA/JW - done AR - ongoing

4. Operational Report - DM submitted a report prior to the meeting

The announcement of the financial support to the Trust of £40,000.00 p/a for the next three years to support the regeneration of Crieff Town Centre was unexpected but welcomed. Along with the imminent completion of the Crieff Capital Project Alignment Plan, which we would hope to submit to both the local authority and Scottish Government by the end of March, we may begin to see a potential step change in perceptions and understanding of the Crieff vision.

1. Can Do Crieff

1.1 We again saw an increase in users of the co working space during March and our average monthly income covers our rental plus a 62% profit. Our next target will be to achieve a 100% monthly profit margin.

2 Funding

2.1 We have submitted our 23/24 CLLD C.E.O funding report and EOI for the 24/25 application. Also an EOI for 24/25 support with linked path.

2.2 We have submitted our 23/24 report to Garfield Weston and made the 24/25 application **on 11.3.24, up to 4 months to hear.**

2.3 We have completed our 23/24 Gannochy Trust funding and are preparing the 24/27 application.. So that we can hope to apply by the deadline **3 May** which gives answer early July for a 3 year grant.

Various other applications sent or prepared re. link path funding, especially Postcode Lottery Trust 25 MArch to 1 April window.

2.4 We are preparing a 24/25 application to the Esmee Fairbairn Foundation

2.5 We have been awarded £120,000.00 over three years from Perth & Kinross Council to support town centre regeneration. Some of the suggested outcomes from this support this over the three-year period could be:

- A shared Regeneration Plan for Crieff with an agreed action and delivery plan.
- Creating an inclusive plan to encourage all the community to take ownership of the town.
- Development of several unique events in the town.
- Co-ordinate the development of a range of cultural/heritage offers around the town.
- Develop the process for the town to approve a new Community Improvement District or other model.
- Negotiate with partners to improve the public realm to enhance the town.
- Generate additional income/support for the regeneration projects.

3 Town Team

3.1 A meeting of the group took place on Tuesday 19th March to continue discussions.

3.2 Ailsa presented the first draft of the Capital Project Alignment Plan and requested updates from all the organisations to allow for completion of the document.

- An update on potential costs and where each is on funding including spent, expected, and hoped for.
- Confirmation of timeline over the next 5 years in respect of funding, development, and Delivery.

4. Murray Fountain

4.1 It is anticipated that work will begin on the restoration of the Murray Fountain in May of this year with the project being completed in July 2024.

4.2 Haddens, the chosen contactors have agreed that, as part of the contract, and as a community benefit, they will make improvements to the frontage of the “Wee Shop”

5. Public Toilets

5.1 There are no developments to report.

5.2 We intend to visit Blairgowrie to meet with the local development Trust which has taken on a lease of their public toilets with a view to purchase through a Community Asset Transfer. It will give us the opportunity to report back to our partners on this model and the risks and benefits.

6. Banking Hub

6.1 Currently there is a preferred temporary location. Contracts are being negotiated and will hopefully be completed soon. May is a possible date for the Banking Hub to become operational.

7. Locality Working

7.1 We had a follow up with Claire Mailer, Director for Strategy, People & Resources at Perth & Kinross Council, and part of the Council's Executive team to further discuss greater locality working, community decision making. We also again discussed tourism, funding strategy, community empowerment and a range of other issues. There is clear willingness to support and to forge better working relationships.

8. Drummond Arms (Report prepared by SO & IC)

8.1 Building update

8.1.1 A site meeting took place on 6th March between DARL, CBRE, Kinetic and Eradakil to update the understanding on the current condition and the Project Execution Plan. The roof timbers will be inspected this month, and a report will be produced by Eradakil.

8.2 Grant Applications

8.2.1 On early March 24 we were informed that the National Lottery Heritage Grant did not approve our Expression of Interest bid, made in Jan 2024. Feedback has been requested. We can reapply in June 2024.

8.2.2 Meetings took place with Architectural Heritage Fund (AHF) on 12th March 24 who encouraged us to make an application for £20,000 to fund bid writing support. This has been submitted. AHF also introduced DARL to the Pilgrims Trust and an application has been made for a further £20,000 to support the DARL Development Coordinator role.

8.2.3 DARL met with Historic Environment Scotland (HES) on 14th March. Suggestion from HES is that DARL should submit an Expression of Interest (maximum of £500,000) for a grant application. However, HES funding could only be applied and retained to any parts of the project retained in community ownership. This requires consultation with the local community and more detailed discussion with HES.

8.2.4 A bid for £5000 to the Perth and Kinross Council's Vacant Property Fund has been successful. This represents 50% of the cost of a Project Execution Plan (PEP) and a Cost Estimate update for the works required to redevelop the project. This will be delivered by property consultancy CBRE and is a critical part of DARL's major grant bid process. DARL is required to fund the remaining 50%.

8.3 DARL Board Strategy

8.3.1 Large grant awards are needed to make this building safe and remove a significant Conservation Deficit which, once removed, will then deliver a viable development opportunity. Grant applications that incorporate a Business Plan need to be developed during April 24 by the DARL Development Coordinator with a preferred hotel investor, development operator partner.

*Estimated budget requirements (2022) Currently being updated for April 2024 within the PEP

We need proper advice on the Director's insurance - fundamental if we are to be able to enhance the number of potential directors. **DMC to contact DTAS**. As time goes on the building is deteriorating.

8.4 Works

Works	Year 1 Grant needed	Year 2 Grant needed	Year 3 Private Investment needed
	2024/25	2025/26	2026/27
Phase 1 (Includes Fees and Permissions)	Asbestos removal, Strip Out Partial Demolition and Make Safe)		
Phase 2 site work (Includes Fees and Permissions)		Construction / repair of main fabric and façades	
Phase 3 site work (Includes Fees and Permissions)			Conversion of shell, hotel fit out, boundary and landscape
Total	*£3,000,000	*£3,500,000	*£4,000,000

8.4.1 Progress needed to develop the Crowdfunding process.

8.4.2 The development Coordinator continuing to develop grant strategy to identify and apply for funding.

8.5 Financial Position

8.5.1 An invoice for the emergency call-out and repair to scaffolding (£3600 +vat) has been received 13/2/2024 and immediately submitted to be claimed against the driver's insurance. This is still to be paid.

8.5.2 DARL remains solvent at present with sufficient funds to carry on with the inspections of the scaffolding and to pay the project officer.

9. Paths Update (Report prepared by JA)

9.1 Oakbank to MacRosty Park Link Path

- PKC's Planning Decision on our Link Path Application was expected 14 February 2024. PKC requested TP&E allow Planning Department 2 months extension of time as they were undergoing resource issues.
- Unaware of this EoT request to TP&E, CCT were pressing Planning for a decision via The Countryside Ranger as CCT were anxious to have planning approval to facilitate fundraising. PfA had indicated that application under IFPF was urgently required.
- Following a good meeting [PfA/CCT] in Can Do on 8 Feb.'24, PfA subsequently advised TP&E that the IFPF would not fund a Type 1 whin dust path specification.
- Urgent Zoom Meeting with TP&E (20 Feb.'24) resulted in decision to change the path Specification to semi bound surfacing [Ultritec] despite knowing such a change would reset the Planning Clock and mean Approval would be unlikely until May 2024. Drawings amended issued to Planning Department incorporating Ulitrec semi bound surfacing. (CCT had no option if they were going to apply for funding £100k via IFPF).
- SEPA approved TP&E's design at pier of disused railway bridge in Turret Burn.
- CCT to fund rest of Project for Construction. Note the cost estimate is now significantly higher utilising Ulitrec (circa £250k). IFPF could provide max £100k. **ACTION – Fund Raising**
- TP&E submitted further Invoice [6th] essentially their final application (unless Planning Approval requires major design revisions). TP&E implementing the preparation of the Tender Documentation in anticipation of Planning Approval.
- Fortnightly Insurance walks have continued – see separate report.
- Following observation (Andrew McL) re saplings growing in mortar of disused bridge abutment these were removed 19 Mar.' 24.
- Another metal fence stub was discovered and removed in Meadow 1 (adjacent to Power Pole).(Thanks to IC who made short work of it with his disc cutter.)

9.2 Turretbank Wood [TBW]

- Successful first phase of thinning TBW Meadow 2 carried out 17 Jan. Further thinning to be carried out (Crieff in Leaf assisting.). **ACTION - Date to be arranged**
- 19 Mar.'24 Jane W and Dave Mck and Jim A planted various assorted plants in Meadow 2 and sowed some wildflower seeds in the old path banking.

- Coop funded Bench – Bench to be purchased for siting in Meadow 2 ACTION – Wait
- Tree fallen across Turret Burn (Meadow 2) ACTION – wait until water level lower.
- Laggan Road repairs carried out (CCT declined contribution as not a CCT liability).

9.3 Crieff Paths Group

- Nothing to report.

10. Meetings

DM has recently had meetings with representatives of Creative Crieff, Strathearn Arts, Remake, Crieff Community Council, Perth & Kinross Council, Cash Access, and Crieff Town Team, amongst others.

5. **Treasurer's Report** - JW submitted update prior to meeting. Cash flow work in progress

6. Leadership team / Governance of CCT

Continue to meet every fortnight.
Annual report underway.

7. AOB

New member

Year end 31 March. AGM 13.6.24.

Next board meeting - Thursday 18 April 2024

Action	By
Contact DTAS to request legal help with director's insurance prior to looking for new board members.	DMC
Ongoing search for funders for new path	AR/ JW/DMC/JA
Next path group outing?	JA/JW