



# LEADHILLS COMMUNITY COMPANY LIMITED

## Minutes of 2022 LCCL AGM

Sunday 12<sup>th</sup> June at 1.00pm in Leadhills Village Hall

**Directors Present:** J. Ralph, L. Smith, L. Whitfield, S. Johnstone, R. Campbell

**Ordinary Members Present:** Francis M., Mary S., Violet Q., John W., Angela R.

**Guests Present - 2**

	Action
<p><b>Welcome to meeting.</b> Chair welcomes all and opens meeting.</p>	
<p><b>Meeting Agenda</b> is read by chair and voting procedures are clarified.</p>	
<p><b>Previous minutes</b> for 2021 AGM are handed out for anybody who was not present via Zoom last year.</p> <p><b>Matters arising:</b></p> <ul style="list-style-type: none"> <li>- Use of old building on Horner’s Place... communication must still take place with current lease holders (LVA).</li> <li>- Conservation area at bottom of village... no progress from host committee has been fed back however insurance was discussed.</li> <li>- Fenced dog area in village... LCCL has passed idea on to Leadhills Community Council.</li> <li>- Upgrades to the dam at Glen Franka Reservoir... consultation has been completed by the estate with work commencing next year with minimal impact on surrounding area.</li> </ul> <p>2021 AGM Minutes proposed as accepted by L. Whitfield and seconded by J. Weatherby.</p>	<p><b>2022 AGM Minutes to be released as soon as board believe them to be ready, instead of waiting until next year’s AGM.</b></p>
<p><b>Chairs Report – J. Ralph</b></p> <p>In Leadhills, we have to learn to live with winter. The last couple of years have witnessed some devastating changes in the world that have wreaked havoc in the lives of many of us. Spring is hesitant here, and one has to develop patience as winter does not let go quickly. During the last two years, the community company has been strengthening its roots and new buds are already emerging.</p> <p>Leadhills Community Company Limited has to operate co-operatively, within the statutory structure of a limited company. As a community company, the stakeholder beneficiaries are owners of the community company. Leadhills community, more precisely, the Ordinary Members of the company are the owners and accept liability in the event that the community company becomes defunct. The liability of members is no less and no more than £1. The liability extends for 1 year after membership, which is <b>30 June 2023</b> for current members.</p>	



Responsibilities to further the best interests of the company which are inseparable from Leadhills village community are delegated to company Board of Directors, and the proverbial buck stops with the Chair of the Board.

The Directors of LCCL are:

- Rachel Campbell
- Rab Campbell
- Steve Johnstone (Vice Chair)
- Ali White
- Carsten Kressel, who is co-opted
- Luc Smith, who will resign now (Finance and Minute Secretary)
- Lewis Whitfield, who is standing for re-election today
- and myself

John Weatherby resigned earlier this year. When a new Board is elected, we are obliged to resign in rotation to ensure continuity. There is a limit of up to 9 years in office, as stated in our Articles. The Board of Directors has to ensure the trust placed in its hands by the village community is maintained with integrity, and respect. Word quickly gets around in a rural village community and should get round. Our annual AGM has been your only opportunity to face us, and for us to face you, the owners and beneficiaries of our work. We plan to change that, and as we go forward, regularly hold open meetings for the village community. In between, the Board will meet to continue working. We will report back in the open meetings and consider your contributions and feedback.

The community company is a member of **Community Land Scotland (CLS)** and the **Scottish Council for Voluntary Organisations (SCVO)**. This year we also became founding members of the **Clydesdale Community Partnership** that has a representative seat on the **South Lanarkshire Community Planning Forum**. The Community Planning Forum is where the leaders of South Lanarkshire Council meet with all their public service providers and plan the provision of services across the region. When I raised the issue of local communities gaining little benefit from the subsidies on rural public transport last month, the Community Partnership determined to find out how other rural areas have solved similar issues, in order to develop proposals for extending and reinstating the connections and availability of public transport services in the Clydesdale area. It is an issue for all the Partnership members. I hope that our Community Council will soon join the Clydesdale Community Partnership to add another voice from Leadhills.

Since 2014, the company has been gearing up towards active projects. The focus of the company has shifted from land buyout aspirations towards practical and achievable projects. The current Board of Directors owe much to the goodwill and work of previous boards, and this year we have completed one project and begun to put down roots of another project that the community has been asking for.

We see that Leadhills needs to become more widely known as a destination for visitors, not just somewhere place on the way to somewhere else. So, we have designed, and had printed, 2,000 flyers introducing the village. They are not yet perfect, but they are a worthwhile beginning. We have had useful and positive feedback, and I have had the pleasure of seeing visitors poring over it at the Hopetoun.

We would appreciate your help in distributing these flyers to places where visitors to the area will see them and take note. So far, I have put some in Biggar, and Moffat. Others may have found their way elsewhere. If you are able to help put flyers out and about, please take some along with you today. More can be obtained from me, until they run out. Then we will consider a fresh print run.



In the spring of last year, we were disappointed that our funding application for acquisition of the Stable Block and land for a new toilet block was declined by the Sustainable Development Fund, who had prioritised time-specific projects. There was appreciation for our project, and they requested a business plan, but their budget did not stretch to our application. This gave us time to reconsider our own priorities. It is clear that a new toilet block is most urgent. The 77 signatures on the forms that we put in the Library and the Hopetoun Arms last autumn support this. We decided to concentrate our efforts on a toilet block and pause the acquisition of the Stable Block till later. That building is in need of extensive renovation, presenting a challenging, complex and expensive proposition, but one that we are convinced is worthwhile and can be achieved. We turned our attention to a strategy that would enable a community owned toilet block in the village to be a financially self-sustaining venture without income from the Stable Block. You may be aware that Biggar has community owned toilets. They cost £14,000 a year to run. Biggar relies on external funding and donations. We want our project to pay its own way, not to ask the village to put our hands in our pockets every year, and not to constantly drain funds that could benefit the village in other ways. So we needed a viable and sustainable business plan with little risk. You will see later, in Steve's presentation, what we are proposing, and we are seeking your support. Steve has put a lot of personal effort into this and deserves our thanks.

Many funders will ask about our governance, our policies and procedures, how we conduct the business of the community. Up till now we have had very little to show. So, we are following SCVO advice, and have started writing the essential policies for a Governance Register that will become our directors' manual ensuring that we comply with due diligence and proceed within the purposes and powers defined in our Articles of Association. We hope to present the Governance Register at our AGM next year.

Will all this arduous administrative work benefit the village?

If it helps funders to say "yes, we will give you some money", for sure. If it supports the company membership to entrust the Board of Directors to develop and run environmentally sound projects in the village, definitely. It will take time and effort, but we need, and want, to present the community company as a competent and trustworthy organisation, well able to deliver benefit to the village community. Funders need to know, you need to know, that together, we can make it work.

One of our governance documents will be a Risk Register.

Funders need to know that you support our projects. One of our greatest risks is that individuals who appreciate this village, and who could contribute significantly to the development of the village community, even in a small way, do not come forward and help make it happen. It may not have to mean coming to a lot of meetings. Even if you can only put 20 flyers in the foyer of a hotel when you go there for a meal on a special occasion, you are supporting the community and the company. The Board of Directors cannot do everything on our own. Please come forward if you can offer anything.

I would like to end by looking to the future.

My personal vision for Leadhills is based on what I see living here already, and the creative potential among us. I experience a community that actively cares for one another and nourishes the landscape as we are an integral part of it. For community-wide initiatives with a recognised structure to undertake beneficial projects in the village, there



is the community company. I believe that the Estate owners realise the benefits of working more closely with those who own property, and those who live here. My vision of the community company is of an organisation that can make real the potential that is latent here in the village. I do not believe that Leadhills wants to wither away into history. Leadhills has warmly welcomed me into an opportunity to make fresh history for future generations who will appreciate what we can achieve here. I want the village to thrive with integrity, tolerance, care, initiative, and dignity, and I will contribute what I can. The success of the company is the success of the village — for everyone who lives here, and everyone who comes here, and who value the Leadhills of yesterday, today and all our tomorrows.

In conclusion – on behalf of the whole Board of Directors – I wish to thank everyone who has supported the community company up till now.

Thank you.

Chairs report proposed as accepted by J. Weatherby and seconded by L. Whitfield.

## **Financial Report – L. Smith**

As of June 2021, as per accountant's report, the company ended the year with £338.00 in the bank. Finances gained from Leadhills Community Council Micro Grants, South Lanarkshire Council, Membership Fees, and Donations.

As of June 2022, as per internal company accounts, the company holds £300.44 with no creditors to pay.

## **Memberships**

LCCL currently has 55 ordinary members as of 2022 AGM, due for renewal 1 July this year.

Vote was held on keeping subscription cost at £2.00 per year and re-instating 'Junior Membership' for those between 12-15 years of age at £0.50 per year.

**Ordinary Members present unanimously voted in favour.**

## **Election of Directors**

L. Whitfield is standing down for re-election as per Company Articles to ensure smooth rotation of directors to maintain continuity.

Vote held for re-election of L. Whitfield as Director of Board.

**Ordinary Members present unanimously voted in favour.**

*Note: As L. Whitfield is re-elected, there is no need for the Board to ratify the appointment, as would be due diligence for a new appointment.*



<p><b>Horner's Place Project – S. Johnstone</b></p> <p>Draft drawings of proposed new toilet block were presented, along with 3 Glamping Pods on site of Horner's Place.</p> <p>The current stage of early development was outlined. The community will now be involved regularly, as plans for the project are developed.</p> <p>The project must be self-sustaining and not rely on grant funding, or donations, to be maintained, therefore 3 glamping pods would provide a source of income to sustain the project and maintain the site, while providing several employment opportunities within the village.</p> <p>Questions from the floor were answered, and a vote of support was held. <b>11/12 in attendance voted in support, 1 abstention.</b></p>	
<p><b>Open Discussion</b></p> <p>Suggestion made to advertise new project in local newspaper article to gain support – general advertisement of project was supported in all forms.</p> <p>Suggestion of presentation at Leadhills Village Gala Day was made – all supported idea and gala committee members present will organise with Gala.</p>	<p><b>Directors to action stall at Gala with project drawings.</b></p> <p><b>Directors to write a press release about Horner's Place Project.</b></p>
<p><b>Meeting concluded 14.25.</b></p>	