

KIRKCUDBRIGHT DEVELOPMENT TRUST

MINUTES of the Meeting of Kirkcudbright Development Trust at 4pm, 11th January 2021, held via Zoom

Present:

Lesley Garbutt (Chair)
Colin Maclaine (Vice Chair)
John Johnson (Treasurer)
Neil Picken
Sean Orms
Allan Ross
Gordon Cowan
Alex Kinnell
Colin Wyper
Rob Asbridge
Debbie Craig

Apologies:

Andy Campbell
Helen Henderson
Ruth McMorran
Andrew Ward

Apologies: As above

1. Minutes of the meeting 7th December. Amends – AK (done). Seconded by CMacL.

2. Matters arising
There were none.

3. Reports

Silvercraigs (CW)

CW reported that there was not much to say as Silvercraigs was closed and they were not planning to open before the 1st March and that would all depend on lockdown restrictions. He was checking the site daily and there was £3500 in the bank which would tide them over the next couple of months.

CMcL asked if CW had a chance to produce a five year business plan yet. CW replied that he had sent one out but it was difficult to forecast with the current Covid situation. It was agreed that LG and CW work on getting a more detailed plan ahead of the next meeting. CW reported that the work that had been done on the site was considerable and with the hours that staff were 'on call' for the site it worked out at £55 a day which was untenable. It was agreed that the situation of funding and staff would be revisited when there was a

greater degree of certainty surrounding everything.

Seaward (CW & LG)

CW reported that he and LG had visited the site.

AK asked if a planning application needed to be submitted to change the use of the building. CW replied that it was still at very early stages and it was something that would be investigated. It was agreed that LG and CW do some further research into the project and CW would speak to contacts in Environmental Health as well as planning and building control to ask for opinions on the site. He continued that he would also contact Andrew Ward for advice, but as a site and given its location it would be a shame to not take the opportunity to have the building.

Funding (AW/DC):

DC reported £20k had been awarded from Holywood Trust for staffing for the DSVC.

An application for £10k for DSVC staffing was also being submitted in the next couple of days to Region Wide Coastal Benefits.

DC also reported that VS had finally paid the invoice for electricity.

Building (AK): AK reported the pavement and roadworks had all been completed.

The heating system was still having a few teething problems but this was being addressed. There was the possibility of needing a new ventilation fan in the boiler room. Again, this being addressed.

Gin distillery – work was not progressing as quickly as we would have thought and Andrew Clark Hutchison still had three licences to obtain and he was unwilling to sign his lease until he had obtained these licences. As it stood AK was unable to say when the distillery would be up and running.

Nursery – there had been some remedial painting work done, for which a local painter had been employed. JJ asked who was liable for the costs of this and AK replied that it would be split between the trust and the contractor and was in the region of £500.

AK then continued that he hoped the final figures from the QS would be available as soon as possible.

CMacL also reported that the Lottery had agreed to an extra £20k for costs.

CW raised the point that if the gin distillery was still not paying rent how long would the Trust be prepared to let this situation continue?

CMacL agreed that pressure needed to be applied regarding the rent and this would be done shortly.

LG pointed out that hours of work had been invested in the leases and it would hopefully be resolved soon.

CMacL then reported that the playground and car park had been treacherous with the recent cold snap and grit and salt would need to be bought for the grounds.

AK ended his report by saying there was to be a meeting between the Trust and the tenants on Tuesday 12th January at 3pm.

DSVC (CMacL): CMacL reported that the exhibition was almost complete with 18th February being the completion date. The software for the planetarium and exhibits was considerably less than originally estimated, which was good news.

It was not however, looking promising for an Easter opening and this would most likely be pushed back to end May/early June. He then thanked Ruth McMorran and Gordon Cowan for their work on the Memorandum of Articles for the new company.

DC was looking at the terms and conditions of funders regarding the transfer of assets from the KDT to the new company.

A new bank account was needed for the new company but he had been assured that this would not take too long.

A job description for the post of DSVC manager had been finalised with a plan of advertising in February, interviewing in April and hiring shortly afterwards for a May/June opening.

CW asked the salary. CMacL replied that it was going to be in the region of £25-£30k.

Marketing/branding: HH's report had been circulated ahead of the meeting.

LG reported that they were waiting on advice from planning regarding the size of the signs and feedback would be gathered from the Trustees and tenants regarding the signs.

GC asked what the situation was regarding the signage for the Gin Distillery as he felt more commitment should be shown from the Gin Distillery before they should be added to the signs. Everyone agreed and LG reassured the meeting that decisions and sign offs would not be made before this was resolved.

LG and RMcM had a very positive meeting with the Head of Art from the Academy regarding the Buy a Brick design. It was agreed to keep everyone informed regarding the possible design.

Website: Artibrand had been chosen to design the website.

Tenancy/leases: LG reported that The Nursery and Festivities had signed their lease and the Wee Pottery was due to shortly.

Youth work (AR): There was not a huge amount to report as lockdown has restricted all activities. Eilean Parker was working on an application for Holywood Trust funding. There was also £1700 from the Rotary due in.

Barrhill Woods (RA): RA that the classroom had been closed again due to lockdown.

Harbour Stage (RA): A decision on planning was expected mid-January. AK suggested getting the canopy through a sub-contractor and RA agreed to look into this.

It was agreed that AK look at some of the details of the project and once planning was decided then further actions could be taken.

KIC (HH): DC reported that the electricity bill had been paid by Visit Scotland and the business plan was going before their board in March. LG also reported that it was highly unlikely that an Easter opening would be viable and the situation was being monitored.

Finances (CMac): Reports had been circulated ahead of the meeting, which everyone agreed with. There were no questions regarding the finances.

Communications (HH & RMcM): Nothing to report.

AOB:

Bike sales: JJ reported that there had been no interest in the bike sale before Christmas and it was agreed to wait until the better weather was here before another sale.

There being no other business the meeting ended at 5.30pm