

# COMMUNITY DEVELOPMENT COMPANY OF NESTING

## AGM MINUTES

7.30pm Monday, 16<sup>th</sup> December 2019

Venue: South Nesting Public Hall

**Present:** Sam, Jennie, Andrew, Charles, Ryan, Ellis, Vic, Ian C, Vaila, Dougie, Karen, Carrie

**Apologies:** Roselyn, Willie, Ian S

Dougie welcomed everyone, then began his chairman's report with a short history of CDCN; starting from CDCN's conception almost exactly four years ago — although CDCN had a couple of different names before settling on *The Community Development Company of Nesting*. He then listed more key events in CDCN's history:

- The Scrap-store opening in July 2016
- The initial survey of the Nesting, Girlsta and Wadbister area — conducted during December 2016 and January 2017
- CDCN's first grant from The Scottish Land Fund, which funded the feasibility study and business plan — awarded 14<sup>th</sup> July 2017
- CDCN getting registered as a limited company on the 22<sup>nd</sup> February 2018
- CDCN getting registered as a charity on the 27<sup>th</sup> February 2018
- Ownership of the Aald Skül property passing to CDCN on the 16<sup>th</sup> October 2018
- Employing our first Development Officer (DO) in November 2018
- Employing our second DO, Laura in February 2019
- Employing our third DO Ellis in November 2019

Dougie then invited Ellis to elucidate upon the grants that CDCN has won and to expatiate upon the building works that have occurred at the Aald Skül.

Ellis expounded on CDCN's awarded grants as follows:

CDCN has won eight grants, totalling £275,729.79

The cash earned in the Scrap-store is: £21,616.79

Donations given to CDCN: £789.71

Funds raised at the 2019 Guy Fawkes event: £144.38

CDCN's first grant was:

**The Scottish Land Fund**, stage one grant: £13,941 — awarded 14<sup>th</sup> July 2017;

which paid for an evaluation of the property and for a feasibility study of CDCN ideas, plus the business plan.

CDCN's second grant was:

**The Scottish Land Fund**, stage two grant: £47,109 — awarded 29<sup>th</sup> January 2018

- £20,000 towards DO wages
- £27,109 towards:
  1. buying the property £4
  2. legal fees
  3. design team costs
  4. planning permission
  5. insurance

Then there were grants to help with running costs, such as utility bills, insurance, office supplies and equipment; as well as funding the creation of CDCN's website, branding and marketing; and also partly funding DO wages, awarded around September 2018:

- **LEADER** £15,858.66
- **Economic development** £8,439.44
- CDCN cash contribution £2,343.18

Then grants for building works;  
total cost including gym equipment: £211,377.21

- **LEADER** 50%, £105,688.56
- **Economic development** 12%, £25,000
- **SUEZ** 21%, £44,851 - £5,157.87 = £39,693.13
- **The Robertson Trust** 9.5%, £20,000
- CDCN cash 7.5%, £15,837.56 + £5,157.87 = £20,995.43  
(£5,157.87 is a "3rd party contribution" paid by CDCN to SUEZ—an unusual requirement)

The Shetland Charitable Trust provided a 0% interest loan of £165,985 to provide liquidity during the build process.

Moving forward CDCN will require one or more small grants totalling £10-20k in order to fund research and design expenses on CDCN's next projects; those being childcare at the chapel and a multi-purpose shed behind the Aald Skül; taking those projects to business-plan and building warrant stage. After that capital grants must be sought again.

Ellis then recapitulated the building works thus:

- Although some clearing of Nesting Local History Group property had already taken place, the first concerted effort by CDCN members was on the 14<sup>th</sup> May 2019, when all Scrap-store stock was removed from the Victorian building and conveyed to the hut buildings.
- Then during the last weekend of May a concerted effort by many CDCN members effected most of the necessary demolition in the Victorian building.
- From then on, through the summer, most weekends, various members continued to work on demolition, floor infilling, tidying and dumping of waste materials.
- The builders (Shetland Construction and Development) commenced works during the first week of July, and proceeded until now with little lost time.
- At the time of this AGM, building work was largely complete — almost on time, and on budget.

Sam then gave a short summary of CDCN's financial state, drawing upon the financial statement of 2019 as produced by Bon Accord Accountancy. For further analysis please consult the aforementioned financial statement which can be found on our website [www.cdcn.co.uk](http://www.cdcn.co.uk)

With these reports delivered, Dougie asked if there were any questions:

- Ryan asked why the financial statement valued the property at £4 — Dougie replied that this had been taken from the amount that CDCN had paid for the property, and was used because no professional evaluation of the properties worth was currently valid at this time; a valuation will be conducted once the building work is complete.
- Dougie asked when the gym might open — Ellis and Andrew replied that towards the end of January 2020 was likely.

Dougie then moved that all directors should now step down.

With that done, directors were proposed and seconded as follows:

- Sam proposed Dougie stand again as Chairman,
- Ellis seconded that;
- Ryan proposed Jennie remain as secretary,
- Andrew seconded that;
- Jennie proposed Sam remain as treasurer,
- Carrie seconded that;
- Dougie proposed Vic become Vice-chair,
- Jennie seconded that.

It was noted that CDCN is still one director short. It was agreed that this should be rectified as soon as possible.

With no objections and the business of the AGM complete, Sam proceeded to brew tea, further regaling the group with her delicious home-bakes.

#### **Postscript**

Representatives of CDCN met on the 17<sup>th</sup> December 2019 with Suzanne Malcolmson of Malcolmson Architects and Colin, another member of her team, to view and discuss the progress she has made with the feasibility study. Suzanne and Colin presented a couple of options for developing one or two large buildings at the back of the Aald Skül, along with "Wigwam" style accommodation, allotments and polycrubs. These options (available at the next CDCN meeting in paper form) were good, but after discussion, it was decided that additional work should be done on one option to alter it into two further options; all of these options can then be presented to CDCN in the New Year. All options will be retained in the feasibility study to show the process that has been gone through to arrive at a preferred option. It will be down to the whole group to decide how to proceed — based on a good, well-considered variety of choices. Suzanne and Colin also presented what has been done with design options on the chapel; again these were satisfactory, and again one further variation is to be added.

A public presentation, after N&G UHA, would showcase all these ideas — for the sake of keeping the community informed, and to garner their feedback. Then small grants will be needed to fund the detailed design work that gets the projects up to a stage (planning permission, building warrant etc.) where large capital grants can be sought.

Signed:



Signature redacted

Date:

18-12-2019

Office: Chairman