

COMMUNITY DEVELOPMENT COMPANY OF NESTING

AGM MINUTES

7.30pm, Tuesday 19th November 2024

Venue: South Nesting Public Hall

Present: Milford Georgeson, Ian Hunt, Linda Hunt, Ellis Keith, Andrew Foyle, Dougie Stevenson, Charles Gear, Mark Ratter, Jennie Bradley*, Andy Bradley*, Alan Lindsay, Ann Smith, Chris Leask, Gillian Hunter.

**Jennie and Andy joined online through Teams.*

Apologies: Ian Coutts

Milford (Chair) opened the AGM by welcoming everyone.

Andrew proposed the last AGM minutes (from September 2023), Ellis seconded them.

Milford continued proceedings with the **Chairperson's Report:**

"Good evening, and welcome to this year's AGM. It has been a very productive year for CDCN, marked by a high degree of progress across various projects and initiatives. I'd like to take this opportunity to reflect on our achievements, recognise the contributions of our dedicated team and volunteers, and share some thoughts on the path ahead."

Highlights of the Year

This year, CDCN has continued to grow, delivering on our mission to support the Nesting, Girlsta, and Wadbister communities. Key achievements include:

- **Nesting Scrapstore:** *The Scrapstore continues to do well, with over 3,800 Facebook followers and sustained financial performance. We welcomed new staff this year, extended opening hours, and continued activities with local groups such as the Moving On project and Nesting Primary School.*
- **Growing Spaces Project:** *Thanks to funding from the Scottish Government and HIE, we've nearly completed the creation of our community growing area at the Aald Skül, which includes Polycrubs, allotments, a tree-growing initiative, and a bird hide. This area has been developed with volunteer support and is already being well-used by local growers.*
- **Community Action Plan:** *This year, we completed a 10-year Community Action Plan for Nesting, Girlsta, and Wadbister, funded by the Scottish Government. The plan highlights key community priorities, and CDCN is now considering which projects to lead and which to support with other groups.*

- **Community Resilience:** Our new portable generator, funded by SSEN, will ensure CDCN's ability to support the local community during power outages, while efforts to secure funding to install solar PV and battery systems highlight our commitment to reducing carbon emissions.

Challenges and Lessons Learned

While we've made great strides, there have been – and will continue to be – some challenges. For instance:

- *Changes to the Finance and Admin Assistant and Scrapstore Team Leader roles have necessitated several recruitment efforts and the onboarding and training of new employees.*
- *Securing funding for some projects remains an ongoing effort, including the energy efficiency project, requiring perseverance and new approaches.*
- *Due to the non-renewal of HIE's Development Officer grant funding, Mark, our Development Officer, will be reducing his weekly hours from 35 to 15 from December 2024. At the same time, we are actively pursuing new funding opportunities to allow the continuation of this role over the next few years.*

Community Engagement

In addition to delivering CDCN projects, we remain committed to supporting and facilitating local groups:

- **Support for Local Entities:** This year, we have supported North Nesting Hall and South Nesting Hall in securing grants, and assisted Skellister Stores in exploring new opportunities for their services.
- **Community Development Event:** In late September 2023, we hosted a successful event at the South Nesting Hall, bringing together over 40 participants from 16 Shetland development organisations to share ideas and strengthen collaboration.

Looking Ahead

As we move forward, CDCN will focus on addressing priorities identified in the Community Action Plan, including affordable housing. We are exploring options to deliver much-needed housing solutions in the Nesting area, starting with a feasibility study and consultations.

Additionally, we aim to strengthen our financial sustainability, expand our initiatives, and deepen our engagement with the community. Together, we are confident that we can help to ensure a vibrant and resilient future for Nesting, Girlsta and Wadbister going forward.

Acknowledgments

None of this would be possible without the efforts of our staff, volunteers, and partners. This dedication and hard work have been instrumental in achieving our successes, so thank you for your contributions.

To conclude, I am proud of what CDCN has accomplished this year and excited about the opportunities ahead. Thank you for your ongoing support, and I look forward to another year of growth and collaboration.”

Ian then provided the **Treasurer’s Report**, presenting the following:

“I am pleased to present the Treasurer’s Report for this AGM, covering CDCN’s financial performance over the past year. This report provides a summary of our main income sources, expenses, and overall financial health. As we are approaching the end of 2024, this report focusses on income and expenses for this year to date, in comparison to last year’s performance. Copies of CDCN’s annual accounts are available but, as these only go up to the end of February 2024, I will not reference them specifically as they are less relevant to the year’s financial situation up to now.

1. Scrapstore Income and Expenses:

Total Scrapstore sales for the period 1st January 2024 to 17th November 2024 amounted to **£25,208.05**. This is a **£3,219.48** decrease compared with the same period in 2023, which saw an income of **£28,427.53** up to the same period. Possible reasons which account for lower sales so far this year compared to 2023 include no sales from house clearances and no visits from the Shetland TV series to buy props – both of which the Scrapstore had in 2023. The following table shows income broken down by sale types for 2024 to date, and compared with the same period in 2023:

No.	Sale Types	2024 to date	2023 over same period
1	Scrapstore Cash	£14,979.80	£17,434.05
2	Scrapstore Card	£7,403.25	£6,216.20
3	Facebook Cash	£1,518.50	£2,807.75
4	Facebook Card	£1,262.00	£451.00
5	BACS Transfers	£44.50	£1,518.53

Total expenses incurred by the Scrapstore during this period in 2024 were **£352.92**, compared to **£397.16** over the same period in 2023.

2. Gym Income:

Total Sales: Gym revenue so far in 2024 totals **£6,374.00**, generated from **1,564 bookings**. This compares to **£5,535.78** and **1,372 bookings** over the same period in

2023. Income from induction fees, the gym fridge and other gym cash payments are estimated to be about £900 for 2024 to date.

Switching the payment structure for our booking system has significantly reduced expenses, with costs of only **£216.86** for the Year 2024 to date, compared with approximately **£1,200** over a similar period in previous years.

3. Business Studio and Other Income Sources:

Income from the Business Studio totals **£455.84** for the year to date, compared with **£272.50** for the same period in 2023. This includes **£399.84** from **Hjemli Reflexology** and **£56.00** from **Avyanna Beauty Salon**.

Other sources of income in 2024 to date include **£450** from **renting out the Polycrubs**, and **£50** from **providing storage space for a trailer**, therefore totalling **£500**.

Total CDCN Income and Expenses:

- CDCN's total income from the above activities for this period stands at **£33,437.89** for the year to date, compared with **£34,235.81** over the same period in 2023.
- Total income for the year to date, including bridging loans and grant payment claims totals **£167,673**. Grant payments to the value of several thousands pounds are due to shortly be paid back to CDCN.
- Total expenses for the year to date, including repayment of the bridging loan and project grant payments totals **£171,926**.
- CDCN has, to date, donated a total of **£520** to the Teenage Cancer Trust.

As at 19th November, 2024, CDCN's bank balance is **£14,434.91**, having recently repaid the final instalment of the capital works bridging loan back to the Shetland Charitable Trust.

This year's financial performance demonstrates CDCN's ability to generate income and leverage grant funding to support our operations and community initiatives. However, we will remain committed to managing our expenses and identifying new opportunities for sustainable income. I would like to thank the team and our partners for their efforts in ensuring the continued financial stability of CDCN."

Mark continued with his **Development Officer report:**

"Following our last AGM in September 2023, this has been a busy year for CDCN. We've successfully managed existing projects, secured new funding, and made significant progress toward our goals.

1. Nesting Scrapstore

The Scrapstore is continuing to do very well, demonstrated by its sustained financial performance this year and its number of Facebook followers – now 3,801. Ross and Chris left their positions as Scrapstore Team Leaders in January 2024 and October 2024 respectively to take up new roles. This month, we welcomed Vic and Chloe as the new Team Leaders, who are sharing the role.

The Scrapstore is now open an extra hour on Wednesdays (now 1 - 4 pm), and remains open as normal on Sundays from 2 - 5 pm. As part of the ASEP project, the final interior work on the Scrapstore was completed in February 2024, including the new counter area and new storage space for electrical goods.

CDCN continued partnering with the Moving On project to provide work experience for a new school student in the first half of 2024. Additionally, we hosted Nesting Primary School pupils in mid-2024 for an educational visit, allowing them to practice numeracy skills and explore Aald Skül facilities.

2. Growing Spaces Nesting Project

Following the award of £97,596.59 from the Scottish Government's Islands Programme and Highlands and Islands Enterprise in late 2023, CDCN has nearly completed this project at the Aald Skül. This has included the building and renting out of four medium-sized Polycrubs to local growers, the creation of access paths and features including a picnic bench, the planting of over 1,000 trees thanks to an excellent local voluntary effort in April 2024, and a big Polycrub shed built for storage and a tree-growing initiative linked to the Scrapstore. Upcoming features include outdoor allotments for growing produce, and a bird hide overlooking Benston Loch.

3. Infrastructure and Resilience

A grant of £9,495 was awarded to CDCN by SSEN through their Resilient Communities Fund to purchase a portable generator for extended power outages in the community. This was purchased in early 2024 and is stored in the Polycrub shed.

CDCN has also, so far, secured 70% of funding for the installation of solar PV and battery systems at the Aald Skül. This will allow CDCN to cut its carbon output from energy usage by at least half. Whilst unsuccessful in an earlier funding application to CARES for this project, a grant of approximately £2,000 was provided to allow CDCN to submit its building warrant to Planning to obtain permission for this project. The remaining 30% of funding is currently being sought to allow the project to be delivered in early 2025.

4. Feasibility Study on Burial Services

CDCN secured a total grant of £28,000 from the Scottish Government's Community Led Local Development initiative, SIC's Economic Development, and the Shetland Community Benefit Fund for a feasibility study into CDCN's business options for the provision of funeral and burial services within Shetland. This looked at several options, including green burials, alkaline hydrolysis, and themed funeral ceremonies. Following assessment of all options, CDCN decided not to pursue any of these due to high costs and risks, and relatively low-income projections. However, CDCN shared the study with various stakeholders to allow other groups to consider starting up one or more of these services.

5. Community Action Plan

A 10-year action plan for Nesting, Girsta, and Wadbister, funded by a £14,700 grant from the Scottish Government's Community Led Local Development initiative, was completed and made available to the public in September 2024. This is available online and in hard copy from the Aald Skül and Skellister Stores. The plan highlights the priorities for the community over the next decade, with CDCN currently evaluating which priorities to address and which are best delivered by other community groups.

6. Affordable Housing Initiatives

Affordable housing was identified as a key priority within the Community Action Plan. CDCN has therefore started to investigate the possibility of delivering a housing project in the Nesting area. CDCN is currently consulting with the SIC's Housing Department and the Scottish Government's Islands Housing Programme, with the intention to shortly submit a grant application to the Crown Estate's Scotland Community Capacity Grants Programme. This funding would allow CDCN to hire a consultant to undertake a feasibility study and options appraisal, housing needs assessment, and business plan on the potential for affordable housing in the area.

7. Support for Local Entities

- **North Nesting Hall:** *CDCN supported on a successful grant application for £36,914.67 to the Coastal Communities Fund for toilet upgrades to the North Nesting Hall.*
- **South Nesting Hall:** *CDCN also supported on a successful grant application for £1,791 to SSEN's Community Led Resilience Fund for a generator switchover board to be installed at the South Nesting Hall.*
- **Skellister Stores:** *CDCN has coordinated and facilitated discussions between Skellister Stores and Business Gateway on potential diversification options for the shop. This has*

included support through online business courses and for the completion and submission of a grant application to the SIC's Rural Retail Fund.

- **Childcare Steering Group:** *Following the recent formation of a Childcare Steering Group in Nesting, along with recommendations from the Action Plan, CDCN representatives recently attended a meeting on Childcare, organised by the Nesting Primary School's parent council. The outcome of the meeting was that, whilst CDCN would not be leading any childcare community project, it would support the steering group by seeking funding to allow a feasibility study and business plan to be conducted into childcare options within the Nesting area.*
- **Marina Project (South Nesting Boating Club):** *CDCN has researched funding options for a Marina Project Manager to be employed for 1 - 2 years, whose main role would be to seek project funding and deliver projects. Whilst this has proven challenging - particularly due to several funders considering that there is an insufficient community angle to the project, CDCN has communicated several possible funding options to the Boating Club for consideration, including the Scottish Government's Community Led Local Development Programme and the Shetland Community Benefit Fund.*

8. Other Highlights

- **Nesting Gym:** *The Gym reached 200 members in 2024, and is currently averaging about five daily bookings. A temporary suspension on inductions was initiated in September due to very high usage of the gym, and this suspension will be reviewed again in early December – with enquirers looking to join the gym being added to a waiting list in the meantime. A gym fridge has also been set up, selling energy drinks and bars, and is proving popular.*
- **Community Foodbank:** *CDCN is continuing provision of the local foodbank, partnering with the Shetland Foodbank, Skellister Stores, and the South Nesting Hall.*
- **Community Development Event:** *In September 2023, CDCN hosted a successful Community Development Event at the South Nesting Hall, attended by over 40 participants from 16 development companies across Shetland. The event featured presentations and workshops on topics such as Income Generation, Community Engagement, and Sources of Funding, encouraging collaboration among local groups.*
- **New Business Users:** *Hjemli Reflexology is now offering treatments (clinical reflexology, Indian head massage, reiki, and Emmett Level 1 & 2) in the Aald Skül's Business Studio, alternating days with Avyanna Beauty Salon. There have also been other business practitioners expressing an interest in renting the room. CDCN is currently setting up a booking system for all renters of the Business Studio to use.*
- **Recovery of VAT from ASEP Project:** *Following the hiring of a VAT expert in May 2023, CDCN successfully recovered approximately £18,000 in VAT from HMRC in early 2024.*

- **Up Helly Aa Burning Site:** With CDCN's approval, the Nesting and Girlsta UHA committee decided to expand the galley burning site area at the Aald Skül, and the project was completed in mid-2024.
- **CDCN currently has** 6 directors, 33 full members, 2 junior members, 8 associate members, and over 20 active volunteers.
- **CDCN volunteer hours** have so far totalled 1,309.5 hours in 2024, of which 975.5 hours were dedicated to the Scrapstore, 54 hours to the Gym, and 280 hours for other activities.

It is important to note that most of these achievements would not have been possible without all those who have volunteered their time and effort to support our work. Therefore, thank you for making a significant contribution to CDCN and the wider community."

It was now asked if there were any questions, of which there were none at this point*.

At this point, all directors stepped down.

Directors were proposed and seconded as follows:

- Andrew proposed **Milford as Chair**, Ellis seconded.
- Andrew proposed **Jennie as Vice Chair**, Charles seconded.
- Milford proposed **Ian as Treasurer**, Andrew seconded.
- Milford proposed **Ellis as a Director**, Andrew seconded.
- Ellis proposed **Dougie as a Director**, Andrew seconded.
- Ellis proposed **Andrew as a Director**, Milford seconded.

Following this, Milford thanked everyone for attending, and again thanked members, directors, volunteers, and employees of CDCN for all their efforts so far in 2024.

The meeting finished at 8.20pm.

*Following additional questions at the end of the meeting, attendees were reminded and informed of the following:

- that copies of the CDCN annual accounts for 2023-2024 were available on the table.
- that the list of CDCN Directors between the last AGM and this AGM is detailed in copies of minutes from the last AGM, also available on the table.
- that anyone wishing to become a CDCN member would receive information including the dates of upcoming fortnightly meetings.

Signed:

Date:

Office: Chairperson