

**Minutes of Annual General Meeting for Year 2023-2024
Barrhill Development Trust SCIO49162**

Wednesday 14th May 2025 at 7pm
Barrhill Memorial Hall

Attendees:

Board: P Buck - Chair (PB), A Clegg – Treasurer (AC), R Ekern - Vice Chair (RE), J Shaw (JS) ,
W Ottaway (WO)

All Trustees are Ordinary members of the BDT

Number of Members present in person: 37

Non-members present in person: 1

Staff Present: L Wild – Admin Assistant - minute taker, G Horrod – Relief Caretaker

Quoracy for an AGM is 5 Ordinary members, the meeting was quorate and opened at 19:00

Business of the AGM

The Chair introduced himself and the board then welcomed everyone to the meeting.

PB thanked Jamie Burgess for doing an outstanding job as chair before being forced to resign due to work commitments.

The current trustees took up their roles at the EGM following the resignation of all members of the previous board.

1. Approval of minutes from the last AGM

AC – No minutes from the last AGM and EGM where the previous board resigned have been found.

At the EGM 7 members volunteered and 6 were elected.

AC asked if the members present thought this was an accurate reflection of the EGM. Members voted to approve with 0 voting against.

2. Setting the context of the AGM

AC - It is important to realise that this AGM refers to the financial year 1st April 2023 to the 31st March 2024. In effect it is over a year in arrears.

None of the current Board of Trustees were part of the management team of the BDT over this period of time.

All the Trustees were volunteers who gave up their time and put in a lot of effort to keep the BDT functioning.

The BDT has little income of its own and must apply for grants from the Barrhill Community Interest Company (BCIC) to fund all its activities.

BDT Trustees 2023-2024

F Stryjak (Resigned 30 April 2023)

E Ottaway (Resigned 30 June 2023)

R Brown (Resigned 12 July 2023)

S Vokes (Resigned 7 July 2023)

P McGibbon (Resigned 17 August 2023)

K Russell (Appointed 1 May 2023 and resigned 18 April 2024)

H Gregg (Resigned 27 June 2024)

G Young (Resigned 27 June 2024)

S Leach (Resigned 27 June 2024)

S Malone (Appointed 12 July 2023 and resigned 27 June 2024)

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List of achievements

- Burns Supper
- Senior citizens Christmas Lunch
- Fun Day
- Barstools concert/dance
- New dyke around the Memorial Hall
- Funded the planters around the village
- Funded extra skips for the village
- Pilates classes
- Accessible art
- Fireworks display
- Dog training class
- Community consultation on the name of the pub
- Ongoing maintenance of the Bowling Green, Car Park and Playpark
- Managing the renovation of the Crosswater

4. Consideration of Financial Report for financial year 2023/24

Breakdown of expenditure

Bowling Club	£6,211.38
Hall	£19,476.32
Toilets	£1,249.55
Playpark	£4,183.00
Crosswater	£114,085.41
Staff	£40,048.89
Car Park	£1,210.56
Professional Fees	£24,580.91
Community	£5,817.27
Events	£7,548.27
General	£3,449.22
Admin	£4,715.56
Total	£232,576.34

AC explained that restricted funds for the pub were mistakenly used for general running costs as the board didn't know the funds were restricted.

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From The Accountant (page 17 of Annual Report):

The restricted funds of the charity comprise the unexpended balances of donations and grants held on trust subject to specific conditions by donors as to how they may be used.

	At 1 April 2023	Incoming resources	Resources expended	Transfers	At 31 March 2024
	£	£	£	£	£
Community pub	135,000	-	-	-	135,000
BCIC - Asset Transfers	56,400	-	-3,400	-	53,000
BCIC – General	-49,819	750	-116,553	-1,323	-166,945
BCIC - Trout Inn	282,531	-	-10,674	-101,392	170,465
BCIC - Improvement Funding	10,770	-	-8,161	-	2,609
Totals:	434,882		-138,788	-102,715	194,129

There were no objections to the approval of the report.

Looking ahead

The 2024/25 accounts were submitted to the accountant at the end of April 2025 but the accountant is running 3 months late due to new legislation.

By that time we expect that The Crosswater will be up and running and we can report on the whole pub project in a bit more detail.

There are currently only 5 BDT Trustees and the constitution sets the quorate number at 5. This means that if one Trustee cannot attend a meeting then no decisions can be made. There are two ways around this - enlist more Trustees or reduce the number to be quorate (preferably both).

This is why the resolutions are being presented to the you (the members) this evening.

5. Resolution to make changes to the constitution

There are currently only 5 board members and the querant is 5. So, if any trustee is unable to attend a meeting it can't go ahead as no decisions can be made.

Changes to Constitution:

Maximum/minimum number of charity trustees

Resolution 1: The minimum number of charity trustees in the current clause 58 be amended to read:
The minimum number of charity trustees shall be 3.

Procedure at board meetings

Resolution 2: That current clause 92 is deleted and replaced with the following:

No business shall be dealt with at a board meeting unless a quorum is present; the quorum for board meetings shall be (rounded upwards if applicable) to not less than 50% of the total number of directors in office at the time.

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Resolution 3: The following clause is inserted before current clause 93: *A quorum shall not be deemed to be constituted at any board meeting unless the Member Directors who are also Ordinary Members form a majority of the total number of directors present at the meeting.*

Resolution 4: In light of the resolutions above and the introduction of a new clause that the number of all clauses and references to clauses in the constitution is updated to reflect the amendments.

KMc - I don't think the minimum should be reduced to 3

RB – Resolution 2 allows for 2 Trustees to make a decision

Vote of hands: In favour of changes 9 members plus 5 Trustees. Majority against.

PB – At the last EGM a resolution to reduce the quorate to 3 was put forward by the previous board.

GY – Members weren't informed that JB had resigned.

6. Retirement, re-election and election of Trustees

As per the constitution 3 Trustees must retire from office at the AGM even though the Trustees have been in post for less than a year.

PB, AC and WO have agreed to stand down and are willing to be re-elected

LC – A decision should be made on if a trustee must have lived in the village for a minimum period of time. PB – I suggest this should be raised at the next AGM.

LC – Minutes should be checked to see if a discussion took place. AC – the minutes have been searched for and not found. GY – Minutes were left in the office. SM – minutes were sent off to the accountants. LB – Minutes cannot be signed off until this AGM.

LC – Was the issue of time lived in the village discussed by the current board? All trustees – No

Re-election of Trustees:

PB – Vote 24 in favour

WO – 25 in favour

AC – 28 in favour

Election of a new Trustee:

William Wilson has agreed to stand. Vote: 33 in favour which gives a majority. AC – It is very welcome to have a trustee who is local and younger than the other trustees who will be able to offer a different viewpoint.

AOB

The Crosswater

PB – An advert for a tenant has been created by Graham & Sibbald (G&S). JB – where will this be advertised? PB - G&S website and a list of other locations which will be sent to me.

RB – Is there any incentive for the first year? PB – G&S will be dealing with this.

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PB – Two people have previously expressed an interest and they have been re-contacted. MR – Why the delay from December? PB – The process will be followed by G&S. No interviews will be carried out by trustees.

RB – The people who expressed an interest should have been kept informed. PB – The delay in getting back to those who expressed an interest was down to me. I have apologised to them and I apologise to everyone at this meeting. All applicants should be given equal chance to apply as tenants.

JT – Should G&S choose the tenant or should the village be consulted before a decision is made?

PB – We will put a shortlist to the village.

JT – Is the pub finished? PB – Building Control will be out next week. AC – Delays have been caused by the kitchen. The cooker still needs to be connected.

RB – The summer season will be over so less profit. Should an incentive be offered? PB – £15,000 is not set in stone. The tenant must be the right one for the village so therefore negotiable. Pumps, stocking of beer and furniture will be decided on in consultation with the tenant. Remember that the £15,000 includes accommodation.

LH – How long is the lease? PB – 5 years is the proposal, but this can be negotiated.

ACo – Will there be a closing date for applications? PB – Yes, but it has not yet been decided.

AC – The outbuilding. We have had a quote of £4,000 from an Architect just to investigate what needs doing. It needs a lot of work. RB – That seems an expensive quote from the Architect. RE – This is the first one to respond. LDB – Will the tenant have a say about the outbuilding? JT – Have quotes for the building work been sought? AC – No, as 3 quotes need to be acquired. JT – That should be quick to do. RE – The building is not sound. We need to go through SAC. Plans are needed. A process needs to be followed so it will take some time.

AC – The outbuilding does not need to be completed before a tenant is found. RE – Equipment could be stored in the outbuilding but it is not in a fit state to be used as a games room. PMg – If the building is to be used daily it needs to be safe. AC – There are some storage cupboards in the pub. Should we delay the opening of the pub on the basis of the outbuilding? LO – Should the tenant choose what to do with the outbuilding?

PB – Storage in the outbuilding would mainly be freezers. ACo – Is there space for a temporary storage shed? PB – Yes.

CS – Have letting bedrooms been completed? AC – Yes.

Grass Cutting

JM – What is happening about grass cutting? Lawns are getting very overgrown. AC – We have Gary Scott who cuts Arnshean Park lined up to go round and cut the lawns to find out timings. We have also had pricings from 2 other contractors. One at £25 per hour and one at £30 per hour. We have looked into other solutions but this seems to be the best way forward.

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Village planters

Plants have been ordered.

Handyman Services

JT – If the handyman is no longer cutting lawns could he do work to help out elderly people in the community? Could this be booked in via the BDT? AC – This is a good idea and was planned when the handyman role was originally created but never happened.

Car Park Borders

PMcg – When are the car park borders going to be sorted out? They are in a terrible state. I spent a lot of time planting it up and there are 66 rose bushes planted in there. Many plants have died or become overgrown. AC – the handyman has started work on this. The borders were badly planted with some plants which will not grow in Barrhill. It is a work in progress.

Hall event bookings

JT – Is the BDT wanting bookings to finish at 11pm? AC – No, the surcharge has been introduced to pay the caretakers an unsocial hours payment. JT – Events used to go on until 1am.

Christmas Lights

LH – Are we going to have Christmas Lights up the Main Street? AC - £1,500 was spent on Christmas lights for Christmas 2024. Funding would be needed for lights on lamp posts. Which would cost approximately £2,000 per lamp post.

FH – Should the AGM be closed before further discussion takes place? AC – AGM Closed.

RB – What incentive is there to join the board? AC – If you want to get things done then join the BDT.

LB – The more people who join the board the more the work can be spread out.

CS – Suggested a vote of thanks to the board. A round of applause was given.

GY – We appreciate the work and time put in by trustees but £18 p/h being charged for hall hire is not fair. The Parent Council want to hold a movie night with tickets being sold for £2 each to raise funds but it would not be worth it if £18 p/h is charged. AC – Hall hire is not paid for by groups, funding should be applied for from BCC.

MR – Why were the public toilets closed on a bank holiday? They should be open 24 hours. AC- Vandalism could be caused. WO – When the toilets were owned by SAC they were not open 24 hours and other public toilets are not open 24 hours. One morning over the Easter weekend the toilets were not opened until the afternoon. AC - This was an oversight.

Meeting Closed at 20:50