

DUNLOP & DISTRICT COMMUNITY COMPANY

EXTRAORDINARY GENERAL MEETING

Monday 3rd April 2017 at 7.00pm
Dunlop Village Hall.

MINUTES

The convener of the Board of Directors chaired the meeting and welcomed all present.

Present

5 Directors and 47 members of Dunlop & District Community Company.

Apologies

Apologies were received from 8 members of the company.

Meeting notice

It was confirmed that the requisite notice of the meeting had been served by means of a letter sent to all members of the Company as currently recorded on the register of Members. In addition, notices had been posted within the Village Hall, in the two shop windows in the village, and on social media.

The purpose of the meeting was to present the terms of the proposed 'Community Asset transfer' of Dunlop Playing Field and Pavilion from East Ayrshire Council to Dunlop & District Community Company.

Presentation

The Convener gave an illustrated presentation.

The first part covered the background to the community asset transfer programme and the history of the discussions relating to Dunlop Playing Field and Pavilion. The Convener reminded those present that at a public meeting held in the village in January 2016 there was overwhelming support from the community to proceed with the CAT of Dunlop Playing Field and pavilion and at the same time Dunlop & District Community Company was endorsed as the appropriate voluntary community organisation to take forward the process.

The second part reviewed in detail the salient points that defined the terms of the proposed lease agreement, namely:

- lease agreement is with Dunlop & District Community Company
- lease is for 25 years and the rent is £1 per annum
- permitted use of the facilities is for the leisure and recreation benefit of the community
- D&DCCo as tenants are permitted to charge for the use of the area
- 7 schedules defining aspects of the lease in more specific detail.
 - Schedule 1 – Description of what is being leased to us
 - Schedule 2 – Rights reserved to the landlord
 - Schedule 3 – Tenant's obligations
 - Schedule 4 – Repairing obligations
 - Schedule 5 – Statutory obligations
 - Schedule 6 – Insurance obligations
 - Schedule 7 – Management arrangements

The third part of the presentation considered the financial implications of taking on the lease. Costs likely to be incurred are: Public liability insurance; Maintaining an electricity supply to the pavilion; and Maintenance. Income would be generated from: Gala donation; Fund raising; and Donations / charges from use by third parties or commercial events. The Convener confirmed that the Board had assessed the financial implications over a five year period and were confident that there was no significant financial liability to the Company. He also confirmed that existing company activities eg café , cinema, etc., operate as individual cost centres and that the Playing Field and pavilion would be managed in a similar manner and would not be subsidised by surpluses from village hall activities.

The Convener advised that the next steps would be to gather ideas from the community as to how the asset should be developed; consult with the community on these ideas and identify and agree on the preferred options; commission feasibility studies and prepare business plans for the development ideas; source and apply for funding.

Questions

The members present were invited to ask questions and/or comment on the information presented.

The Chair of Dunlop Events Association and the Chair of Dunlop Primary School Parents Association spoke in support of the proposed lease agreement. This was followed by a full discussion covering a broad range of the aspects of the proposed CAT.

Contributions were made by a number of the members present and questions were responded to by all members of the Board.

A specific question regarding liability for boundary walls and fences was raised and the Convener undertook to obtain clarification of this point.

On behalf of the Board, the Convener thanked all present for their attendance and their positive response to the information presented.

The meeting closed at 8:30pm.