

SelkirkRegeneration

**4th Annual General Meeting of Selkirk Regeneration (SCIO)
held at 7.30pm on Tuesday 14th May, 2024 in Selkirk Parish Church Hall**

1. **Welcome:** Viv Ross, in the chair, welcomed those members present: David Bethune, Sue Cook, Elaine Dunipace, Maureen Franks, Sara Gorman, Cath Henderson, Ian King, Margaret Milne, Andy Murray, Linda Revels and Jack Peers (associate member).
[and by proxy: Jenna Agate, Anne Bethune, Louise Raffier, Lawrence Robertson, Judith Thompson]

With 11 ordinary members in attendance, and 5 by proxy, the AGM was declared quorate.

2. **Apologies for absence:** Angela MacKellar and those noted above submitting proxies
3. **Additional items to be added to the agenda:** none
4. **Trustees' reports:** Members were referred to the Trustees' Report on pages 3-5 of the 2022-23 Trustees' Annual Report and Accounts (previously distributed), which summarises various past, present and future projects). Updates followed on current projects, including the following items.
 - a. The pop-up shop at **1 Tower Street** - bookings have not returned to pre-pandemic levels, but it is still benefitting the community and generating a small net income for Selkirk Regeneration, managed by L.Revels. Members were encouraged to suggest potential new users of the shop to increase rental income. S.Gorman was thanked for her work on internal redecoration. A.Murray reported on options for the external works, with the possibility of using a cement-based render at ground level where the erosion is most severe. It was agreed to get a quotation to repair and repaint the external woodwork.
 - b. D.Bethune reported on the successful establishment of **Selkirk Community Cinema** by a group of local parents, supported by Selkirk Regeneration until they can establish themselves as an independent charity.
 - c. J.Peers provided an update on the **Community Solar project**. Discussions have continued with Local Energy Scotland to establish further details on potential end users, build costs, grid access and related planning issues, to establish whether the project is sufficiently viable for LES to give support. A possible partnership with SOSE (through Kevin Dickson) looks promising, as they could become main off-takers of electricity for a net-zero project for Ettrick Riverside and other buildings in the industrial area.
 - d. A written report was distributed from A.MacKellar on the achievements of the **"Sustainable Selkirk"** project. Most project costs (salaries) are funded through a Community Led Fund grant, the Energy Redress scheme and payments from the UK-government LEAP energy advice scheme. Her full report is attached as appendix 1. The Board wishes to thanks Angela for the great job she is doing leading her team.
 - e. Viv Ross gave an update on the **Selkirk and the Valleys Community Action Plan**. A core group – including Cllr. Cochrane, Andy Murray and Viv Ross – are coordinating developments, with sub-groups taking forward community consultations on various themes. SBC has agreed to pay for meetings, printing and some consultancy. The team are producing 8 x A1 Information/ public feedback boards, and it is hoped that they could be displayed in 1 Tower Street over the summer. SBC is being asked whether they would pay a nominal rental for use of 1TS.

/continued

5. Election of Charity Trustees:

Ian King is standing down as a Trustee after 2 consecutive terms of office.

S.Gorman and M.Milne stood down after one term of office, and were re-elected to a 2nd term, having been duly nominated by the Board. Their nominations were approved unanimously and duly elected.

The Board proposed that J.Peers (Associate Member) be co-opted as a Trustee for another year.

The Board for the coming year therefore consists of the following Trustees:

- **Sarah Gorman** (re-elected 2024)
- **Margaret Milne** (re-elected 2024)
- **Maureen Franks** (elected 2023)
- **Andy Murray** (elected 2023)
- **David Bethune** (re-elected 2023)
- **Viv Ross** (re-elected 2022)
- **Jack Peers** (co-opted 2024)

6. Consideration of Annual Accounts and Independent Examiner's report:

The financial statements for the period October 2022 to September 2023, approved by the Board on 22nd January 2024, were presented to the members. Treasurer D.Bethune guided the meeting through a summary of these accounts (appendix 2), and presented additional information on the current state of finances. It was noted that the valuations quoted for the fixed assets (1 and 5 Tower Street) were nominal figures. Other assets, such as e-bikes, do not require to be listed in Receipts and Payment accounts, but are included in our insurance valuations. The full financial statements have been submitted to OSCR as required. The independent examiner's report, included in the financial statements, was noted. The Annual Accounts were approved unanimously (proposed E. Dunipace, seconded I. King).

7. Appointment of Independent Examiner:

V.Ross proposed that David Campbell (of Deans, Hawick) continue as Independent Examiner. This was approved unanimously.

Other Business

There being no other business, chair V.Ross thanked all those members present for attending the AGM

DB 20/05/24

Appendix 1

Sustainable Selkirk Progress Report: May 2024 Update

Progress Made

- **Energy Advice**

Our energy advice projects are going well. Our Redress project is on target with 328 home energy visits to date. Approximately 250 LEAP visits have been completed.

Sadly, Julie Smith is no longer with us, so we are currently recruiting for an Energy Advisor. We've had a few applications so far who seem a good fit for the role.

The consequence of this, is we won't be generating the same income from LEAP for the next few months. Our payment for April visits is just over £10,000.

We are continuing to attend partner events and expect to host our own again once the Community Engagement Officer is in post.

- **Active and Sustainable Travel**

We've received our new e-bikes last week. 1 x-small Cube step through, 1 small frame Cube and a medium Trek. These were bought from Diamond Cycles in Galashiels using funding from Cycling UK. We are due to buy an e-trike however, we need to wait until our solar-powered bike container arrives and is positioned at the Eildon-owned properties near the church.

We've had a lot of interest in the bike scheme and will be using a booking system called Bike Manager once the scheme is fully set up.

- **Recycling**

The number of visitors to the centre to recycle has significantly increased. We have received our zero waste boxes and collected 7 full boxes of blister packs that are ready to be sent away to Terracycle.

- **Community Development**

Wish to thank the Volunteers and Trustees for their continued support. It is very much appreciated and good to see how we can work together to promote positive change in the community.

Next Steps

- Our Advisors are completing their Domestic Energy Assessor and Retrofit Assessor qualifications with the intention of offering EPCs and whole house energy assessments
- Continue to work with Changeworks to promote the SBC's Energy Efficient Scotland: Area-Based Scheme
- Recruit a Community Engagement Officer to support Sustainable Selkirk engagement activities, focused on bringing the community together to tackle climate change and extending the hours of the Energy Advice Centre
- Host a series of Come and Try Events of our e-bikes
- Roll-out a programme of events in Selkirk and the wider area
- We are exploring opportunities to develop our own retrofit agency, to offer specialised free and impartial support to homeowners looking to undertake more moderate energy efficiency improvements, using local contractors and accessing government support. The intention is to offer a 'one-stop shop' for advice and support, with close working relationships with the local supply chain and managing agents of funding options
- Exploring funding opportunities post-August 2025 to continue our energy advice project.

Any questions please contact Angela MacKellar – angela@sustainableselekirk.org.uk

Appendix 2

Selkirk Regeneration (SCIO)

Receipts and Payments Summary

2022-23

	unrestricted funds	restricted funds	total 2022-23	total 2021-22		unrestricted funds	restricted funds	total 2022-23	
Receipts					Funds reconciliation				
Donations	-	-	-	28	Opening cash at bank and in hand	6,292	28,204	34,496	
fundraising	53	-	53	580	Surplus/(deficit) for the year	(2,345)	(5,389)	(7,734)	
Grants for Sustainable Selkirk	-	32,246	32,246	81,342					
Other grants	-	-	-	4,800	Closing cash at bank and in hand	3,947	22,815	26,762	
Other income	-	-	-	87					
Book sales	-	-	-	50					
1TS rental income	3,040	-	3,040	3,523	Other Assets				
Total Receipts	3,093	32,246	35,339	90,410	Freehold Property (1TS)	27,000			
					Freehold Property (5TS)	10,000			
Payments						37,000			
Administration	612	-	612	453					
1TS costs	2,739	-	2,739	2,880	Fund balances at 30/9/23				as at 31/04/23
5TS costs	123	-	123	675	unrestricted funds				
Community Solar project costs	-	-	-	4,800	general fund		3,947	2,676	
5TS building development costs	2,052	-	2,052	-	Sustainable Selkirk (LEAP)		-	17,776	
Sustainable Selkirk project costs	-	37,344	37,344	54,152					
sundry	203	-	203	358	restricted funds				
Total payments	5,729	37,344	43,073	63,318	Sustainable Selkirk (general)		-	23,231	
Surplus (deficit) for the year	(2,636)	(5,098)	(7,734)	27,092	Sustainable Selkirk (Energy Redress)		-	(10,457)	
Transfers between funds	291	(291)	-	-	Sustainable Selkirk (CL)		22,815	2,091	
Surplus (deficit) for the year	(2,345)	(5,389)	(7,734)	27,092	Sustainable Selkirk (Cycling UK)		-	11,300	
							26,762	46,617	