

SelkirkRegeneration

5th Annual General Meeting of Selkirk Regeneration (SCIO)
held at 7pm on Tuesday 29th May, 2025 in Selkirk Parish Church Hall

1. **Welcome:** David Bethune, in the chair, welcomed those members present: Anne Bethune, Sue Cook, Sarah Gorman, Margaret Milne, Andy Murray, Linda Revels and Viv Ross.
[and by proxy: Jenna Agate, Maureen Franks, Cath Henderson, Louise Raffier, Lawrence Robertson]

With 8 ordinary members in attendance, and 5 by proxy, the AGM was declared quorate.

2. **Apologies for absence:** Angela MacKellar, Elaine Dunipace, Cath Henderson, Edith Scott, Judith Thompson 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 2-4 of the 2023-24 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. D. Bethune provided a brief update on current finances. It is possible that income this year will exceed £250,000, due to increased grants and income from Sustainable Borders; if so, this will require fully-accrued accounts for the year. To facilitate payments related to Sustainable Borders, Project Manager A. MacKellar is being added as a signatory for our bank account.
- b. D. Bethune provided an update on the **Community Solar project**. Although technically and financially feasible, SPEN's requirement for an investment of £10M to access the grid means the project has hit a dead end. Alex Schlicke of Scene Connect suggests that an alternative project involving rooftop PV installations across private houses, social housing and businesses could be viable, and could attract CARES funding. DB and Alex are going ahead with a grant application in June, which should report back to us by late August, with the project ready to go ahead over the following 6 months.
- c. A written report from A. MacKellar (appendix 2) on the achievements of the "**Sustainable Borders**" project was summarised by D. Bethune. Most project costs (salaries) are funded through a Community Led Fund grant, the Energy Redress scheme and payments from SGN's VCMA (carbon monoxide safety) scheme and the UK-government LEAP energy advice scheme. The Board wishes to thank Angela for the great job she is doing leading her team.
- d. 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 have been conducting public meetings, to the point that they will be able to publish the first draft of the 70 page Local Place Plan on June 19. On that day, there will be a public consultation in the Victoria Halls from 2:00 to 8:00pm to create the final version, incorporating all feedback. The event will be publicised with banners on railings in the town, A4 posters on notice boards, and 2,000 A5 leaflets being distributed around the town by the Scouts. Consultants Ironside Farrar will also be in attendance and will be producing some 13 A0 size boards to explain the essence of the Plan. This has been a long time in the creation, but it has led to 16 solid ideas for Selkirk & the Valleys, which hopefully can then be taken forward with suitable funding.

- e. L.Revels reported that the pop-up shop at **1 Tower Street** is still benefitting the community and generating a small net income for Selkirk Regeneration, although bookings can still be a hard sell. For instance, there was an inquiry about booking the Pop-up Shop for the whole of July, but even with a discount the person thought it was too expensive. The Christmas period is always popular, while the early New Year is a challenge.

A new exhibitor had a booking for a couple of days, and it has proved hard to get them to commit to a regular day, but they will possibly return. As an aside, Linda noted that Berwick's Farmers Market is also struggling to get food stalls. Selkirk's rock shop in the High Street has been temporarily closed, which has led to lower footfall.

Linda wanted to check whether there was an advert for the shop in the Welcome to Selkirk brochure [AM confirms there is]. More copies of the current version will be going out to all stockists including in the valleys throughout the summer.

Re: advertising for tenants' pop-up shop days, some tenants advertise their shop rental, and others do not.

- f. AM reported re: the possible removal and/or replacement of the render on the front of 1 Tower Street. Plaster & render person Jack Worrall, having had a site meeting and promised a quote, has now retired from the business. SG suggested Borders Stonemasons as an alternative and AM will follow up with them.

1. Election of Charity Trustees:

D. Bethune and V. Ross stood down after two consecutive terms of office. Both indicated willingness to continue to assist the Board and attend meetings.

The Board noted the loss of J. Peers (Associate Member) through his untimely death.

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)

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

The financial statements for the period October 2023 to September 2024, approved by the Board on 29th January 2025, were presented to the members. Treasurer D. Bethune guided the meeting through a summary of these accounts (appendix 1), and presented additional information on the current state of finances.

It was agreed that it may be appropriate to separate the accounts of Sustainable Borders and Selkirk Regeneration in future.

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.

3. Appointment of Independent Examiner:

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

Other Business

It was noted that the Selkirk Community Cinema group has not constituted itself formally, and is considering partnering with Heart of Hawick and/or Galashiels Pavilion cinema operators.

AM mentioned that he, VR, Caroline Cochrane and Stuart Davidson were involved in applying for an SBC grant to restore at least the Sir Walter Scott and Mungo Park statues. The project had to involve a spend of at least £20,000 and be ready to start immediately, with which the statue restoration project would comply, because Stuart has been preparing a report in the state of the statues for 12 months. AM, VR and CC have prepared an expression of interest for an SBC grant, and also applied for planning permission, which involves a £700 fee (probably refundable as part of the grant, if awarded). All agreed that SR could fund the planning fee, in the expectation of eventually being refunded the costs.

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

DB/AM 25/6/25

Appendix 1

Selkirk Regeneration (SCIO)

Receipts and Payments Summary

2023-24

	unrestricted funds	restricted funds	total 2023-24	total 2022-23		unrestricted funds	restricted funds	total 2023-24
Receipts					Funds reconciliation			
Donations	8	-	8	-	Opening cash at bank and in hand	3,947	22,815	26,762
fundraising	22	-	22	53	Surplus/(deficit) for the year	23,222	-2,755	20,467
Grants for Sustainable Selkirk proj	-	161,976	161,976	32,246				
Grant for Community Cinema	-	984	984	-	Closing cash at bank and in hand	27,169	20,060	47,229
Income from LEAP contract	68,575	-	68,575	-				
Income from Community Cinema	-	380	380	-				
1TS rental income	2,975	-	2,975	3,040	Other Assets			
Total Receipts	71,580	163,340	234,920	35,339	Freehold Property (1TS)	27,000		
					Freehold Property (5TS)	10,000		
Payments						37,000		
Administration	620	-	620	612				
1TS costs	2,693	-	2,693	2,739				
5TS costs	797	-	797	123	Fund balances at 30/9/24			as at 31/04/:
community solar project costs	-	-	-	-	unrestricted funds			
5TS building development costs	-	-	-	2,052	general fund		8,334	6,482
Sustainable Selkirk project costs	45,680	163,763	209,443	37,344	Sustainable Selkirk (desi-LEAP/SGN)		18,836	35,213
Community Cinema costs		805	805	-	restricted funds			
sundry	95	-	95	203	Sustainable Selkirk (general)		15,054	15,913
Total payments	49,885	164,568	214,453	43,073	Sustainable Selkirk (Energy Redress)		(27,417)	(14,633)
Surplus (deficit) for the year	21,695	-1,228	20,467	-7,734	Sustainable Selkirk (CL)		29,207	7,299
Transfers between funds	5,586	-5,586	-	-	Sustainable Selkirk (Cycling UK)		2,655	2,135
	-4,059	4,059	-	-	Community Cinema		559	56
Surplus (deficit) for the year	23,223	-2,756	20,467	-7,734			47,228	52,465

Appendix 2

Sustainable Borders - Annual Report: May 2025



About Sustainable Borders

Sustainable Borders is a project led by local community organisation, Selkirk Regeneration. Its core aim is to bring benefit to the people of Selkirk and the surrounding area. Sustainable Borders provides home energy visits and community outreach sessions targeted at under-represented groups.

Selkirk Regeneration. A Scottish Charitable Incorporated Organisation (SCIO).
Registered Office: 1 Tower Street, Selkirk TD7 4LR. Registered Charity No. SC037397.

Advice is primarily conducted through in-depth home energy audits to identify ways to save energy by making changes to the way householders use energy, pay their bills and the energy performance of their property.

Project objectives include:

- providing tailored, in-depth advice and support to households in or at risk of fuel poverty, through home visits, appointments, and community outreach sessions
- promoting awareness of energy-efficiency measures to help households save energy, save money, and save emissions in their home, whilst achieving an affordable level of comfort
- helping households understand their heating controls, appliances, and smart meters
- liaising with the householder's energy supplier on their behalf
- helping householders to understand their energy bills and tariff
- providing onward referrals where necessary for further energy efficiency measures, income maximisation, debt alleviation and enhance well-being
- ongoing support to households to ensure they are properly supported and reduce their risk of ongoing fuel poverty
- identify those not on the Priority Service Register and help them with registrations along with information on resilience should their energy or water be interrupted
- provide carbon monoxide awareness conversations and gift free CO alarms to those at risk of CO harm.

Project Team

- Project Coordinator – Angela MacKellar
- Community Engagement and Events Officer – Claire Tyler (National Lottery Community Fund May 24 – Apr 27)
- Energy Advisors
 - Ewen Robbie, Retrofit Assessor, DEA (Energy Redress – May 25 – Apr 27)
 - Kirsti Hampson, Retrofit Assessor, DEA (Energy Redress – May 25 – Apr 27)
 - Liam Tait (LEAP – Mar 26)
 - Lyn Reid (SGN – Sep 24 – Mar 26)

Project progress

This year has seen a significant change in our team. We've introduced Claire, Liam and Lyn to our team while saying farewell to Julie and Hannah. Angela, Ewen and Kirsti have undertaken further training to be able to perform energy performance certificates (EPCs) and will start this shortly as part of their new project

We received further funding from SGN late last year to take on another Energy Advisor to build capacity for our energy advice service. We welcomed Lyn to our team in December, who is now fully qualified and carrying out home energy visits, primarily in Selkirk, Hawick and Galashiels.

We were successful in the latest round of Energy Redress funding. This meant we had to close our previous project early (expected to end in August 2025) and start our new 2-year project this month. Our first Energy Redress project exceeded its original targets substantially.

- 3,230 households reached at events receiving light touch energy advice
- 971 home energy visits
- Of which 718 households received at least one energy-saving measure and 779 were referred onwards for additional support, particularly with making their homes warmer and reducing their energy bills. For example, home-owners and private tenants received a Home Energy Scotland referral to assess eligibility for WHS and EES:ABS where applicable, and housing association tenants were referred to their Registered Social Landlord to report issues such as repairs required to heating systems, issues to the fabric of the property or to report damp and mould if needed.

We have similar targets for our new project, delivering approximately 1,000 home energy visits over the 2-year period, in addition to the target of 520 SGN visits and significant amount of LEAP visits.

Collectively, we provided roughly 1,200 home energy visits across the Scottish Borders in 2024.

Claire is proving a valuable asset to the team. She has successfully rebranded the project from Sustainable Selkirk to Sustainable Borders and has updated our marketing materials, including a new website that is almost ready to go live. I am confident the Board will be impressed. Claire has also taken responsibility for managing our fleet of e-bikes and the community recycling, with the most popular (and expensive) item being the blister packs. We have now restricted this service to Selkirk area residents and encourage donations. Another credit for Claire is the organization of 5 Tower Street. If you are passing by, I encourage you to come in and take a look at our office, which offers both an inviting and productive working space.

Project Impact

"Yes, your services have definitely helped me a great deal. My cottage is now warmer and keeps the heat in well after the heating has gone off. I felt you did everything possible to help me, thank you so much" (Sue Littlefield)

"Overall, we were very pleased indeed to receive your expert advice and the written report /analysis with photos. However, until the date, I was expecting an external survey of the property so it was a surprise to receive an internal one. This has nevertheless proven most helpful and should not be seen as any form of complaint, but maybe you could make that clearer in the introductory info about your methodology? In the event, the survey did contain some external images and, as the equipment seems capable of that, maybe you could ask the client in advance whether they had any preferences as there was one external image in particular that I would have selected but in the event was not covered. I can make good this with the internal info provided, but the external was really what I had hoped for! Overall, Angela was most helpful and I would like to also pass on our thanks to her" (Iain Finlay).

"I was very happy with your visit. It helped very much".

"Thank you for reaching out. I'm very happy to provide feedback, as my experience with your service has been nothing but positive. Your advice has been incredibly helpful, and I really appreciated the

clear and demonstrable tips you provided. You went above and beyond—not only by recommending products but also by taking the time to show them in action and even fitting some during your visit. That hands-on approach made a real difference. Your proactive support was also invaluable. Offering to book in a thermal imaging survey was a fantastic suggestion, and it gave us real insight into the effectiveness of the double glazing and internal insulation we've had installed. It was also eye-opening to see the cold spots—particularly behind the window panelling and where the skirting meets our suspended timber floor—giving us clear next steps for further improvement. I really hope this service continues, as I'm sure it will be just as beneficial to other households as it has been to ours. Thank you again for all your help!" (Marcus Naylor)

"I can. Honestly, say you were very informative and explained everything to me. I really appreciated the items I was given, which helps a lot" (Carol Williams-Duff)

"I was happy with the help you gave me, i dont think there was anything else you could have done i would recommend you to anyone thank you" (Marvena Goodwin)

"I found the support and guidance provided by Sustainable Borders most helpful".

"I have experienced a reduction in my monthly energy bill. I am sure some of the changes I made following a visit from Sustainable Borders influenced the reduction in energy costs for my home". (Shona Mac)

"I was very impressed with Angela and she helped me as much as she could and told me to get in touch with her at any time in the future if I needed anything". (John Brash)

"Your visit and review were very helpful. We are now dealing with Craig to improve our loft insulation, as advised" (Denise Coffee)

"We were very pleased with how quickly you contacted us after our initial interest. We also received some helpful advice and some useful items to start making our home more energy efficient".

"As a free service, your organisation provides valuable assistance in the fight to help us tackle climate change by being more energy efficient, and we recommend you to other people"(Mel and Janet Henshall).

"By way of feedback - thank you for your visit, which was very helpful and informative. Some of the simple things, like the door draught excluders, and the electric throw have been really good, especially in this cold weather. Thank you too for highlighting the possible grant and loan for storage heaters, which I will also follow up. In my capacity as one of the people running the Community Cafe in Earlston, your presence there each month, and your approach to opening up conversations, especially with some of our older attenders, has been really good".

"Thanks for your email about feedback for the your recent visits to my house to advise on energy efficiency. I found the camera data very interesting and it provided me with an overview of insulation issues at the house and plan the additional insulation required. Kirsti also identified an area in the main living room where insulation was completely missing. I am still awaiting assistance from a local company under EST grant scheme for upgrading the insulation and then will look at upgrading my heating to replace oil boiler with either a AHSP and/or PV panels. Thank you for your assistance and clarifying the energy efficiency measures suitable for my house to reduce my carbon footprint" (Gillian Knight).

“Thank you for the help - it is appreciated. Unfortunately we are with Scottish Power and your assistance eventually through a complaint procedure managed to get the monthly direct debit changed to quarterly which I prefer. They assure me they will be dealing with the meter sometime so now just waiting to see when” (Paul Burgess)

Case Studies:

Case Study 1: Supporting a vulnerable homeowner in upgrading her home to lower her energy bills and keep warm in a rural area

Background: Mrs G is a client we have supported since July 2024 and a prime example of the impact our project has on vulnerable households in the Scottish Borders. Mrs G was referred to us by a local Development Officer in one of the most remote and rural communities in the Scottish Borders. Her relatively modern oil boiler was broken and in a state of disrepair having been serviced by an uncertified engineer.

Action: The client was identified during the visit as being vulnerable due to poor health, limited mobility and having significant hearing loss. Our Advisor signed the client up to the PSR and referred SFRS for a home fire safety check, CAB for an income maximization check and Home Energy Scotland since we believed she was eligible for Warmer Homes Scotland (WHS) to replace her oil boiler with an ASHP. We explained the process to the client and provided information about how to work a heat pump.

Mrs G got back in touch 6 months later, explaining her WHS application was halted, and she has been left without central heating for this duration. We provided an additional visit to provide her with a warm pack, refer for fuel vouchers and to gain more information. The installer could not install the heat pump until a load upgrade was undertaken which involved gaining consent from the neighbours' to enter their garden. We contacted Warmworks who confirmed this was the case and it was beyond their control. Therefore, we contacted SP Energy Networks to escalate the issue. The consent was actioned and it was fast-tracked to planning approval. Within a month the upgrade was complete for the works to commence. We acted as third-party representatives since the client was struggling to answer the phone to make the required appointments, therefore we confirmed delivery date of the equipment and install date. However, upon installation the contractor said they could not put the water cylinder in the loft since there had not been a structural survey undertaken and the client would either need to consent to it being put in her bedroom or the equipment would be returned. We are currently supporting Mrs G in getting a structural survey and the contractor to return and move the water cylinder from her bedroom and install solar panels. Mrs G has been thankful for our support despite the difficulties she has experienced and is looking forward to having a new working heating system for next winter.

Case Study 2: Supporting a single parent living in a private rented flat with poor living conditions

Background: One of our project partners referred one of their clients to our service since she had been having issues with living in a cold and draughty home with subsequent problems of high energy bills and damp and mould. The client explained she had reported various issues to her landlord throughout her two-year tenancy but the issues were not addressed. Her support worker explained she had been trying to get the mother and baby rehomed into a housing association property since she no longer wants to live in the property even if the issues are addressed, but progress had been slow.

Action: Our Advisor did simple draught-proofing where possible, but there were visible gaps in the windows and loft hatch that could not be addressed through this measure. With the tenant's consent, our Advisor asked if she would like us to take photos of the problems and write a statement to the local Housing Association documenting our observations. The property had extensive mould in the bedroom, notably above the child's cot. It was decided that the issue was so severe that an environmental health referral was necessary in addition to the statement to the housing association requesting the client's application was prioritized for the health and well-being of the mother and child. 2 months later Sustainable Selkirk received the good news that the client had been offered a suitable property with the support worker stating that our intervention added weight to their case to be rehomed to a warmer, healthier and more energy-efficient property.

Case Study 3: Emergency Support for Vulnerable Consumers

Background: An existing client phoned Sustainable Selkirk's office saying she was having issues with their electricity supplier, which led to a loss of supply. We had previously supported the client, signing her up to the Priority Services Register (PSR) due to being partially blind and highlighting to her supplier that she finds it difficult to physically top up her prepayment meter and as such wishes to switch to direct debit. We adjusted the room thermostat and TRVs talking her through how to set her heating system to be more efficient to reduce her energy bills whilst keeping her family warm, and installed easy energy efficiency measures such as radiator foil.

Action: A home visit identified the customer had been on a pre-payment (smart) meter with their previous supplier but had recently switched to British Gas under a credit tariff. Unfortunately, the mode change was not processed correctly, resulting in the customer running out of credit and being left without electricity. The Advisor contacted the supplier who assured her the meter would update. The Advisor provided their contact details to the client, advising them to get back in touch if the issue was not resolved within the hour. Unfortunately, supply was not restored, and a return visit was required outside working hours to contact the supplier again.

The Advisor reiterated the situation (having children under 16 in the home) and the customer's vulnerability to the supplier. The supplier then agreed to attempt one more remote fix, with the contingency that an engineer would be sent out if this attempt failed. By 11:00 PM that evening, the resident's supply had been restored. Since then, Sustainable Selkirk has supported the customer by addressing a complaint related to the switch-over process. At present, the complaint with the supplier remains unresolved, but we continue to support the customer in pursuing a resolution.

What's Next

An opportunity has arisen to expand our [LEAP - The Energy Advice & Money Saving Service](#) project. In order to do this, we will require an additional Energy Advisor and approximately £7,500 to support their salary, training and expenses during the mobilisation stage. I have attached our CLLD report by the Scottish Government separately. We received £15,000 from CLLD in Autumn 2023 to start up our LEAP project in the Scottish Borders, recruiting two full time Energy Advisors. Our project was the highest social value CLLD project in Scotland and used by SBC as a case to request further funding by the Scottish Government.

I would like to thank the Board of Selkirk Regeneration for supporting the Sustainable Borders project and allowing it to flourish to offer a Borders wide service. This is your project, and we welcome feedback and suggestions.