

Minutes of
JBCTD Board Meeting
24.09.2019 1000 hrs
at the Johnstonebridge Centre

Members Present:

Lord David Johnstone (Chair)
Russ Watson
Billy Lockhart
Lady Julia Barnard
George Muirhead
John Graham

In Attendance:

Katie Nairn (Consultant)
Carmen Bartsch Johnston (Admin)
Irene Callander (DGHP)
Katy McBride (DGHP)

Apologise:

Minutes:

| 1 | Welcome | Action |
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| | <p>As we had guests, we changed Agenda slightly and started with</p> <p>K McBride and I Callander (Development Officers) joined the meeting to update on the DGHP Rural Housing Development in JB.</p> <p>DGHP plan to build 30 Properties on the given site which will consist of 10 affordable housing (Rent approx. £320.00 pm)</p> <p>10 mid-market properties (which are not much more expensive then affordable housing) MMR (Mid-market rent) (Rent approx. £490.00 pm) and</p> <p>10 shared equity sale Properties (based on 60- 80% for sale on the market and remainder owned by DGHP) this gives 1st time buyers the opportunity to get on the property ladder. Out of experience, lenders are no problem, as this is an accepted scheme.</p> <p>The Scheme is attached to the person not the property.</p> <p>A study (Tenant ballot) will be done to explore the requirements of housing needs. Currently DGHP has 1 -2 bedrooms in their stock but also looking into disabled housing or properties for larger families. The Site is investigated again by the consultants to get best option advise.</p> <p>Grant funding for the project is not allocated yet but planned for the 2020/21 program.</p> <p>DGHP found it difficult to find out what properties are available for rent in the area (online search only), but feel there is a demand for such housing in JB. They like to get planning application in place for project start in June 2020. The build should achieve a</p> | |

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| | <p>Bronze/Silver Level energy standard, with regulated minimum size of units and secured by design (as per J Preston meeting).</p> <p>DGHP works in partnership with an agency (Wheatly Group) who offers also a Project management service (also available for the Trust to use). KMcb and IC will inform Jim Preston who will meet up with Trust (30.09.) to discuss options of joint project partnership.</p> <p>J Preston will also update the situation on the old School house beside the primary school. (see meeting 30.09.)</p> | DGHP will contact Trust |
| 2 | <p>Previous Minutes been read and proposed by J Barnard and second by G Muirhead</p> <ul style="list-style-type: none"> - CBJ to check with Natalie on quotes for the repair of the fence between her property and the allotment - done - CBJ to get in touch again with S Wylie on the stand for the Elliot Bequest grant £500 for the Senior Citizen x-mas lunch – done - Thank you, Card, (S Thompson) for assisting with website matters and (S Rodgers) for working on the accounts and FY end as volunteers - Playpark Signage enquiry still ongoing, to contact N Simpson | <p>CBJ</p> <p>CBJ</p> <p>CBJ</p> <p>CBJ</p> |
| 3 | <p>Rural Housing Project</p> <p>LDJ informed, that preapproval for Scottish government grant is in place and full cost- and design plan is required (Mark Buchanan talking to QS and will update). Architects got approval to move forward to next step and send contract accordingly.</p> <p>David enforced again, that the Trust doesn't want to be involved in the 'day 2 day running' of the Properties and a partnership agency like the Wheatly Group/DGHP should be employed to do this.</p> | |
| 4 | <p>Foundation Scotland Fund Report</p> <p>FS was appointed by the Trust to manage the Minnygap fund for the Communities Johnstonebridge, Templand and Beattock. An annual report was sent to the Panel members and RES but not communicated to the Communities or the Trust.</p> <p>KN contacted Sam Bramwell (FS) to request the annual grant funding report and any publicised information produced by FS to inform public about procedures and Funds available. An application summary is to be requested and a review meeting with FS arranged to establish if the fund is performing as it should. On the back of the rejection of some community grant applications the Trust would like to better understand how decisions are made by the panel and what training they are given.</p> <p>It is also mandatory, that FS need to publicise any vacancies for panel members as they arise to keep the funding process transparent and fair.</p> | Meeting arranged |
| 5 | <p>Car Park Project update</p> <p>Shed and Car park Project started on the 23.09.19 for approx. 5 weeks and is done by the same contractor (Nairn Construction Ltd.). Nairn Construction was appointed as the principal contractor for the Car Park .</p> | |
| 6 | <p>Community Council formation</p> <p>Meeting was held on the 02.09. in the Centre with Karen (D&G Council) and Steven Wylie (D&G Council) to talk through the official way to re establish a new Community Council in</p> | |

