

Inchinnan Development Trust (IDT) - Annual General Meeting

Minutes of the Inchinnan Development Trust's Annual General Meeting (AGM) held on Tuesday 13th of September 2022 at 7:30pm in Inchinnan Community Centre, Banchory Avenue, Inchinnan.

Present

Alison Cush, Brian Thomas, Catriona Ferguson, David Barker, Duncan Kennedy, Gordon McLelland, Iain Nicholson, John Boyle, June Morrison, Lacey Lindsay, Liz Anderson, Maggie Morrison, Marcillena MacCuish, Margaret O'Neill, and Maureen Barker.

In total, fifteen were in attendance - including 2 part time Development Officers and 5 Board Directors (all present).

Apologies

Apologies were received from: *Sheila Hart, Alan McCrone, and Morag Russell*

Welcome

Iain Nicholson (ordinary member) welcomed everyone to Inchinnan Development Trust's 2022 Annual General Meeting, thanked them for their attendance, explained the purpose/structure of the meeting, and welcomed IDT Development Officer Maggie Morrison to the floor.

Election of Member Directors

At the first Annual General Meeting, one third of the Member Directors shall retire from office.

Member Directors retiring from office:

Jacqueline Hill

Josh O'Neill

Margaret Morrison

The above Directors have all resigned from Inchinnan Development Trust.

Election of new Member Directors as approved by the Board:

Betty Glover

Minutes of the previous Annual General Meeting

Not applicable as this is Inchinnan Development Trust's first Annual General Meeting.

Matters arising from the previous Annual General Meeting

Not applicable as this is Inchinnan Development Trust's first Annual General Meeting.

Chairperson's Report: Delivered by Development Officer Maggie Morrison

1. Consideration of Accounts (for the period ended 31st March 2022)

Ahead of the Annual General Meeting, documents (including financial accounts for 2022/23) were hosted on Inchinnan Development Trust's website and provided to the public and members of the Board.

There were no issues raised from the floor regarding financial accounts and all members of the Board present agreed with the overview of finances provided.

2. Teucheen Wood

Maggie introduced an overview of current IDT projects beginning with Teucheen Wood. Following IDT's acquisition and subsequent community-ownership of the woodland progress has been made in various areas regarding woodland management, accessibility, and community engagement.

Upon completion of a 'Woodland Condition Survey' to assess the condition of the woodland all recommended priority tree works have now been completed by Merlin Tree Services following appropriate checks to minimise disruption to wildlife. The works completed were approved by Renfrewshire Council and funded by Scottish Land Fund and Renfrewshire Council's Village Investment Fund.

IDT has established communication with residents across the residential-woodland boundary of Teucheen Wood through standardised letters and leaflets - information provided covered the Tree Preservation Order active in the woodland, guidance regarding work to TPO trees and general guidance regarding the outdoor access code/usage of the woodland. Plans for formal TPO signage are already in place.

Following questions from the floor regarding vandalism to the woodland, Maggie explained plans for official patrols of the woodland conducted by IDT volunteers to function as a deterrent to environmental crime and anti-social behaviour - particularly over the summer months.

3. Nature Network & Habitat Connectivity Project

An overview of IDT's Nature Network & Habitat Connectivity Project was provided to the floor, the project aims to help mitigate the effect of habitat loss/fragmentation through habitat restoration and re-connectivity. Fieldwork and community consultation has started and is being conducted by ecological consultancy EP Ecology across Inchinnan. The project is funded by The National Lottery's 'Together for Our Planet' Fund and Renfrewshire Council.

4. Field beside Teucheen Wood (partly RC owned and partly Mr Dick)

IDT have registered interest (via 'Community Right to Buy') around farmland to the south of Teucheen Wood, currently owned partly by Renfrewshire Council and Mr. Dick. The piece of land owned by the council is currently allocated as housing supply in Renfrewshire Council's Local Development Plan.

Most recently IDT have amended their Articles of Association, as per the guidance of the Community Land Team, to comply with the Community Right to Buy process. The vision for this area is as an extension of Teucheen Wood to create a newly planted, access-all woodland (if the land became available for sale).

5. India Tyres Playing Fields

IDT have secured a Community Asset Transfer (long-lease option) of India Tyres Playing Fields from Renfrewshire Council. IDT will assume a 50-year lease, allowing us to begin work on a 5-year development plan to preserve, enhance, and upgrade the site in line with the needs/wants of the community and our environmental ambitions. Current focus is now on financial and project management, community consultation and securing funding for the project.

A concept development map was presented to the floor with IDT's vision for the space including community allotments, community pavilion, improved grass football pitches, hireable all-weather pitch (with potential to become an income source to fund the project and other community projects), child playpark, access points/accessible path network and off-site shared parking facilities (helping to reduce congestion).

Concerns were raised from the floor regarding the waiting list at other allotment sites nearby and potential priority spaces for residents living adjacent to the plots (on Allands Avenue and India Drive). IDT has applied to the Investing in Communities fund (outcome to be known in December) for resource funding related to the ITPF project. Requested funding include cost of part-time staff positions, equipment costs, and professional fees. IDT will apply to the Community Ownership Fund for further capital and

revenue funding to support renovation, construction, and project support. Legal fees will be funded via Renfrewshire Council's Community Empowerment Fund and IDT are currently exploring options to fund initial drainage works on site and the purchase of ground maintenance equipment.

6. Village Playing Field

Based on initial community consultation and the history of the playing field/pavilion IDT has noted interest in the Village Playing Field as a community asset through the CAT process. IDT is currently building the capacity to take this project forward at a future date.

Concerns raised are in relation to the asset being lost to the community and local control over operation and management of a significant local asset. Other issues are the possible monopoly of one sport on site, and potential loss of shared facilities.

It was explained that Community Asset Transfer (CAT) option is encouraged only where community assets are at risk of being lost to the community. This community open space is currently not at risk of loss as it is managed by OneRen and not available for sale via Renfrewshire Council.

It was noted that the Board of Directors wish to discuss further what the vision for this space would be, appropriate avenues to follow, and the need for thorough community consultation before taking any action on potential transfer.

7. Sandieland Wood & Florish Road Housing Proposal

An overview of concerns regarding the planning proposal put forward (Planning Authority Ref: 22/0178/PP) was presented to the floor - in particular, the accuracy of the reported ecological value of the site in initial site investigations. The efforts of ICC and IDT to object to the proposal and the campaign for further objections from residents of Inchinnan was noted.

Questions were raised from the floor regarding ownership of the land, determined to be owned by Blythswood Estate pending a buyout from Stewart Milne homes if the planning proposal goes ahead.

Cllr. Iain Nicholson noted his request for a continuation of the application allowing for further consideration and discussion, which was granted by the Planning and Climate Change Policy Board on 23/08/22. Focus will be given to the issue of a lack of defensible greenbelt boundary (buffer zone) and potential disruption to the woodland.

8. Inchinnan Local Place Plan

IDT have identified a need to empower the community of Inchinnan in the planning process as community needs/wants are going unheard in the face of increasing residential and industrial development in the area.

IDT intend to create a detailed Local Place Plan for Inchinnan, setting out the community's needs, aims and objectives to be incorporated into wider Local Development Plans and considered by the regional planning authority. Contact has been made with Renfrewshire Council with regards to funding and support for the development of a Local Place Plan.

The floor noted the importance of capturing the views of residents of all ages across Inchinnan during community consultation, engaging the young residents of Inchinnan to incorporate their views/needs and ensure sustainability of the plan going forward.

IDT Draft Strategic Plan 2021-26

An overview of IDT's draft strategic plan was presented to the floor, the document is ready for Board input and will be available for community input/amendments after the Annual General Meeting.

The strategic plan is designed to function as a road map for the organisation's stakeholders, setting out the core values, mission, and strategic objectives for Inchinnan Development Trust. This document will be used to prioritise efforts, effectively allocate resources, align the efforts of stakeholders and employees to the organisation's goals and ensure those goals are backed by data and sound reasoning.

IDT will continue to ask our community to feed into the strategic plans for the next 5-10 years and move our draft plan forward to creating a staged community action plan, with detailed plans of who, what, and how.

Any other business

1. Questions were raised regarding the Annual General Meeting attendance, while the number of attendees was noted as being good for an Annual General Meeting in a community of this size, it was recognised that engaging more residents and encouraging greater attendance would be beneficial going forward.
2. Questions were raised regarding the woodland walks and potential misunderstanding regarding eligibility to attend (some residents were hesitant to attend walks due to the perception that they are reserved for those with mental health conditions). The purpose of the walks was clarified by Maggie, including that they are open to everyone and anyone. Information was provided regarding future collaboration with Little Forest Friends to develop 'adult forest school' sessions which will be specifically geared towards those with mental health conditions and open to referrals only.

Date of Next Meeting

Inchinnan Development Trust next Annual General Meeting will be held on Tuesday 12th of September 2023.

Close of Meeting

Maggie thanked everyone for their attendance and contribution in Inchinnan Development Trust's first Annual General Meeting.