



CHAPELTON COMMUNITY INTEREST COMPANY
3rd ANNUAL GENERAL MEETING
6:30 p.m. 29th January 2018 AT ELSICK HOUSE
In the chair: The Duke of Fife (Doff)

1. Welcome

Doff welcomed everyone and introduced Carol Leslie (CL), CCIC Administrator.

2. Minutes of the Last Meeting

These were presented as a fair view of the previous AGM.

3. Purpose of CCIC

Doff highlighted the distinction between the CCIC and EDC, the Elswick Development Company. The latter was responsible for bringing forward the development, installing the necessary infrastructure and arranging the sale of land to house-builders.

The Chapelton Community Interest Company ('CCIC') was established in order to take ownership of areas that the Council would not adopt or which it was felt better to retain control of. These would be held for the benefit of residents. Initially the EDC would run and support the CCIC. In time it would be controlled by the property owners.

In addition to a general aim of improving and enhancing a healthy community, the CCIC was also intended to uphold the standards of design of the town which would be achieved through design guides and supporting documents within the Chapelton Design Framework. This was intended to ensure that the town was built out in-line with the vision set out for it, regardless of who was doing the building, and to protect home owners from untoward alterations that might affect the value of their properties.

As it was difficult for residents to determine who was responsible for what it was best if they contacted CL in the first instance (unless it was a matter for their house-builder).

4. Accounts

Doff said that one of the main reasons for holding the AGM was to explain what the Community Contributions were spent on and the detail was in the accounts circulated.

Subscriptions Receivable were the Community Contributions due for the year to 31st August 2017, although not all were necessarily actually received by then.

Wages was explained as being the input from Stephanie Wagner and Carol on administrative tasks. The figure was lower this year than last because the maintenance element was shown separately below.

Maintenance: this covered the costs of looking after the areas that the CCIC was responsible for, so it was mainly grass cutting and winter maintenance. These costs were separately shown this year, having been within Wages last year. They had increased as the area that the CCIC was responsible for had grown with completions and handovers.

Legal & Professional fees: partly the legal and accountancy costs required for the on-going running of the company but mainly for the professional fees incurred when issues and questions raised by residents required the involvement of the Chapelton Design Team (Architects, Planners, Landscapers etc). For example, the request to change a fence needs plans to be drawn up, reviewed and a decision made. Previously these fees were not fully charged to the CCIC but partly to EDC. This year they were separately identified and invoiced. However, EDC had paid a proportion to keep the accounts within budget.

Insurances are mainly for Employee and Public Liability

Events included a small cost for the Christmas event. The costs of The Bike Ride and the tree-planting BBQ were funded by the sponsors and EDC.

Website expenditure, the positive figure shown here was the result of the house-builders agreeing to make contributions to the setting up of the website. This should be seen as a reduction in the cost of the previous year.

Questions

Doff was asked whether it was fair for residents to have to pay to manage areas like Greenlaw Road. He replied that it was as these were being maintained for the benefit of residents. In due course, some, such as Greenlaw Road, would be taken on by The Council. On the whole the Council had been more generous in what it was prepared to adopt than on some other developments.

5. Rate of Contribution

Budget – Doff spoke to the tabled budget. This showed that, with support from EDC, the current rate of Community Contribution would cover the running costs of the company.

6. Residents' Issues

Doff gave a quick overview of this year's issues that the CCIC team had covered.

General issues that had arisen were:

- Bell Rock/Murray Street area – Doff said that the lack of development in this area was most disappointing and exactly what he didn't want to happen but hopefully the housing market is beginning to improve which would provide the incentive for Stephens, who owned the land. It was confirmed that the house builders were about to do an advertising campaign which would help to bring people in to the town and hopefully add to sales.
- Bollards in Lanes – the bollards are used to protect the trees and slow traffic.
- Street Lighting (some on all the time, some not on at all) – the council had insisted on the installation of high specification lighting and it was proving to be complicated to manage with very long lead times for spare parts.

- Parking on pavement outside Teacake etc. The use of bollards, bench, flower box etc. were suggested. EDC will approach Aberdeenshire Council.
- Variable colour of Street Lighting – it was proposed that they should all be the warmer version. EDC will investigate.
- Google Post-codes inaccurate. EDC will contact Post Office/Google.

Doff asked the attendees if there are any issues they would like to raise.

- Dog bins for Community Woodland – This was technically an Elsick Estate issue so the suggestion would be passed on.
- Hume Square tree lights - They were welcomed but perhaps the time on should be reduced. CCIC would arrange.
- Grit bins required - CCIC would arrange hand gritting instead due to loss of material if bins used.
- Concern was expressed about the gritting of the unfinished footpath in Murray Street – CCIC will arrange hand gritting for the uneven areas.
- Road cleaning – EDC would remind WMD and Jamiesons of their responsibilities.
- Causeymouth track by Pheppie Burn badly damaged – EDC to check and get repaired.
- Clearing paths at new cottages – Stephens responsibility at present and then CCIC when handover complete.

7. Liaison Committee

Thanks, were given this year again to Rob Craig who had acted as the Community's representative on the Committee which brought together EDC, the Council, local communities and councillors, as well as other stakeholders such as NHS Grampian, Portlethen Medical Centre and the Roads Department. The representative's role was simply to take residents' views to the meetings and report back. There were 2 meetings a year. Rob had done another year and the attendees were asked if anybody wanted to take over his role. After the meeting Andy Dodds said that he would be happy to replace Rob.

8. AOB

Allotments Management

Doff explained that EDC had started to lay out the first of the allotment parks, down by Nether Cairnhill farm. The intention was to complete this in the Spring. However, to do so it was necessary that there was sufficient interest from residents in having a plot and that some would step forward to form a committee to run it. A further email would be sent to residents to gauge interest in having a plot and/or being prepared to be on the committee. An initial meeting could then be held and the Newtonhill allotment association had offered to provide advice.

No other issues were raised and the formal part of the meeting closed.

9. Future of Chapelton - EDC

Chapelton now has about 120 properties occupied and the residents have already established themselves as a community. Despite the economic downturn in the north east, forward momentum has been provided by a number of different development streams.

Looking to the near future:-

Housing

The house-builders have adapted to the market and popular demand by providing smaller housing and single-storey cottages. Stephens are close to completing their first phase of three courtyards on the Farquharson Street. They then hoped to make progress on Bell Rock Green area.

AJC will continue with the residential units on the north side of Liddell Park, then intend to move further up Greenlaw Road to the 'Spanish Quarter'.

ZeroC will complete Bunting Place consisting of a range of houses and two blocks of flats which will be for rent. In addition, they are going to introduce a new concept to Scotland based on 'building your own home', giving great-flexibility for house-buyers to design and manage the building of their own home and save money.

Retirement Village

The Retirement Village will consist of 94 units, a mixture of 50% flats and 50% houses, centred on a main building with centralised facilities. They were proposing to work from the east to the west and the first houses were now well advanced.

Affordable

Places For People are in negotiations with the Council to build 25 affordable units. These will not be Social Rented but offered on Shared equity or Mid-market rent bases. Although there is no legal requirement for affordable housing at this stage of the development EDC supports this as it continues the momentum of development, supporting jobs, bringing more people to Chapelton and helps some of the many who cannot afford private housing.

Liddell Place There will be an area of commercial development on the north corner of Liddell Park and extending up Quarryline Street. There will be 7 units of differing sizes, with flats above.

Liddell Park – 'The Hut' is now complete and occupied by Liberty as its sales office. The park's completion had been held up by the weather but it should be finished shortly. It is designed to be accessible from a natural path down from Cairnhill though to Hume Square. It will have a toddler play area and natural features like rocks and timber with seating for parents.

BoxPark

This is a novel approach to supplying affordable commercial units. It would be temporary and based on fully-serviced container units initially situated to the south of Liddell Park it is hoped to attract small businesses adding further vibrancy to what's available in Chapelton. Not a money spinner from EDC's point of view but hopefully will cover its costs and the developer working on it is reasonably confident that it will happen. The Council seem pleased because of limited options for small businesses.

Allotments

The laying out of the first of the allotment parks, down by Nether Cairnhill farm, has started. This should be completed in the Spring if there is sufficient interest from residents in having a plot and forming a committee to run it.