

**CORNHILL COMMUNITY ACTION CIO**  
**Minutes of the third AGM on Tuesday 28<sup>th</sup> May 2024 at 17.00 in**  
**the Cornhill on Tweed Centre**

**1. Present:** Martin Devon  
Mj Broadhurst  
Linda Crouch  
Mark Crouch  
Maggie Read

Apologies: Chrissy Caley  
Elizabeth Devon

**2. Statutory business** – Martin confirmed that he is stepping down both as a trustee and Chairperson. A new Chairperson is to be elected.

**3. Chairperson's report:** *Martin reported:*

“During the year William Carrington and Anne Legge have resigned as trustees while Mark and Linda Crouch have been appointed. We welcome them to CCA.

During July last year the exterior was redecorated with high quality materials and we thank Mark for this.

The wireless broadband was installed and commissioned in August.

In September the new boiler was delivered, but for various reasons was not working until 3 months later. I am very pleased with its performance.

An interest-free loan from the William Leech charity was accepted to cover the shortfall from the Community Chest. This will be repaid over 2 years.

As part of the heating scheme the large fan convectors were fitted with thermostats and a frost thermostat fitted in the north-east corner of unit 2

Owing to the illness of the installer, heating pipework was not complete until December, after which the boiler was commissioned by the manufacturer’s agent.

In January the trustees finally obtained on-line access to the bank account and a treasurer’s spreadsheet was drawn up and handed to Linda as our new treasurer.

A grant of £5000 was received from the Foyle Foundation, principally for the conversion of Unit 1 involving a new external door, a light tunnel and 2 local water heaters. A similar heater has been installed for the toilets but owing to the non-availability of an electrician, all three still await connection.

Both electricity and water have been re-connected during the year but neither has been straightforward. The Energy Ombudsman was called in to force Yu energy to render proper monthly accounts. I recommend a change to an Octopus charity account. Until the matter was recently resolved much more reasonably, we refused to pay any of the Water-plus bills of several hundred pounds per month but we have now reached a final settlement.

At the trustees meeting in March, it was resolved to change the tenants’ lease as regards changes in the rents. In future rents will be agreed by the trustees and come into force all together on 1<sup>st</sup> June after the AGM each year”.

#### **4. Financial Report**

Linda reported that the following is a summary of the situation from May 19<sup>th</sup> 2023 to May 18<sup>th</sup> 2024.

Bank balance brought forward from 18.5.23:	£3,726.77
Bank balance as at 18.5.24:	£1,653.25
Income:	£41,225.63
Expenditure:	£43,299.15
This means that there has been a deficit of	-£2,073.52

The treasurer added that projections of income and spending over the next 2-3 years are to be made to help with future financial planning so that there is no deficit in future.

**5. Date of the next AGM** – May 2025 when Elizabeth reaches the end of her first term. She is eligible for re-election.