



Tyne-Esk
LEADER



Scottish Rural
Development
Programme



TYNE ESK LAG MEETING MINUTES
10th May 2017, 09:30 – 13:30pm
Midlothian Snowsports Centre, Hillend, EH10 7DU

Members present

Andrew McDonald (AM), Edinburgh Butterfly World, LAG Chair
Anne Hastie (AH), Private Individual, LAG Vice Chair
Douglas Reynolds (DR), Bolton Steading Residents Association, LAG member
Hilary Smith (HS), North Berwick Community Council, LAG member
Alexandra Duncan (AD), SWRI, LAG member
Karen Calvert (KC), Papermill Restaurant, LAG member
Yvonne Stoddart (YS), STRIVE, LAG member
Frank Beattie, Scottish Enterprise, LAG member
Cheryl Brown, Midlothian Sure Start, LAG member
Pam Ralston, Skills Development Scotland, LAG member

In attendance

Susan Smith (SS), East Lothian Council Economic Development, LAG Observer
Angela Lamont (AL), Leader Project Officer, Leader Team
Dawne Milligan (DM), Leader Finance Support Officer, Leader Team
Neil Ramsay (NR), Leader Co-ordinator, Leader Team
John Anzani (JA), Midlothian Council Economic Development, Accountable Body

Apologies

Alasdair Mathers, Midlothian Community Planning Partnership, LAG Observer
Paolo Vestri, East Lothian Partnership, LAG Observer
Kerry Clark, NFU Scotland, LAG member

<p>Welcome and apologies AM welcomed everyone to the meeting and declared the meeting quorate.</p> <p>Apologies were noted as above.</p>	
<p>1. Matters arising Ian Gardner from Rosslyn Chapel has been approached to be a member of the LAG and he has been sent an application and skills matrix to be filled out. A new application form and skills matrix will have to be completed for the new councillors that Midlothian and East Lothian would like to put forward for the LAG. In addition, the staff team will use the Tyne Esk website and the Scottish Rural Network website to openly advertise for additional LAG members.</p> <p>2. Feedback on Scottish Government developments NR reported there have been no new updates from SG since the last LAG meeting but that the LEADER Liaison and Management Group,</p>	<p>Action: LEADER team to draft and publish article for LAG members</p>



which was known as the Coordinator's Group, meets tomorrow. SS attended a Rural Development Operational Committee meeting this morning representing COSLA and in her report Gillian McDonald said that Tyne Esk is the only area successfully implementing LARCS. The team were commended on behalf of the LAG for their good work.

3. Update on:

3.1 Budget

DM gave an overview of the budget and it was highlighted that Rural Enterprise has overallocated by 3% but we can divert funds from other budgets. The LAG agreed there was no need to limit applications for Rural Enterprise at this time.

The LAG discussed why there is a lack of applications coming forward from community groups in particular and it was felt that the LEADER team could be doing to encourage interest and applications from the third sector rather than limiting applications from businesses. It was noted that third sector organisations may be struggling to find the funds to match applications to LEADER.

A midterm evaluation of the Programme is due this later in the year and it was noted that there will be a need to look at the budget and the projects in the run up to March 2019 for underspends that could be reallocated.

3.2 Programme Issues

3.2.1 Recruitment

Both posts are ready to be advertised. Thank you to JA who has helped with the recruitment.

3.2.2 Accountable Body

JA attended the Accountable Bodies meeting on 26th April 2017. JA summarised the points of the meeting, which were to introduce the new Director of the Paying Agency, Andrew Wilson, and to learn about possible financial penalties that the Accountable Body may incur for mistakes. The Scottish Government did not detail the process of determining who was at fault and who would then receive the penalty but suggested there would be some negotiation between the Accountable Body and the Scottish Government. JA will give us a further update when there is more information.

Staff recruitment and low staff morale was also discussed at the meeting as some LAGs are experiencing very low morale. It was also noted that staff losses are inevitable towards the end of the Programme and so the Scottish Government will have to ensure there is some extension to the Programme to make sure there are personnel to properly close the Programme.

Action: JA to update



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3.2.3 Project Issues/Update

It was decided to leave this to AOB in order to get through as many applications as possible while quorate as some LAG members had to leave early.

4 Assess Applications

4.1 Gorebridge Railway Community Cafe and Gallery

This project is to redevelop a derelict building next to Gorebridge Train Station to be turned into community run cafe and gallery. The building is 1860 C listed building which will house a cafe, shop, and have space for art & crafts and there will be meeting rooms upstairs that can be rented to businesses. There was some concern about the capacity and capability of Gorebridge Community Development Trust but it was pointed out that members of the project Management Board contained experienced members of staff from Midlothian Council, which gave comfort to the LAG. It was noted that the lack of business space in the Gorebridge area has been mentioned in the Tourism Action plan and it was felt that the building being redeveloped would be a big asset to the area. Displacement was discussed by the LAG, particularly with regard to the Beacon that Gorebridge Community Development Trust also run but it was agreed that they had two very different client bases so any displacement would be minimal.

The LAG voted in favour of awarding a grant to the project of £200,000 subject to specific conditions. It was noted that the project had not yet received confirmation of all match funding and so the LAG would only be able to provide a Decision in Principle until the match evidence was supplied and then provide an Offer of Grant once the match has been secured.

The LAG overall score for the project was 7 which will be entered onto LARCS.

The conditions applied to this grant by the Tyne Esk LEADER Local Action Group are:

1. A suitable lease to be agreed that lasts for a minimum of 5 years from project completion
2. Planning permission and listed building consent to be secured

4.2 Redhouse Nursery

AH registered an interest in this application and left the room.

This project is to help develop the Redhouse Nursery so that it can increase its capacity. This is to be done in three ways; by increasing the electricity capacity so that more appliances can be operated at the same time, to move the entrance so that entry and exit are safer and more attractive and to slab the shopping area so that it is easier to shop with a trolley. The LAG



were very positive about the big transformation that could happen to the business and additional jobs for a relatively small investment. It was also felt that there was a lot of potential for the new access road to serve as an off-road walking link with path developments being planned by the Preston/Seton/Gosford Area Partnership. There was a lot of local support for this project as well. Displacement was discussed at length but it was felt that, while there are some coffee shops in the general vicinity they served a different market from Redhouse as they were primarily gift shops or very distant. Similarly, it was felt that the plant nurseries located closest to Redhouse served different markets so there would be little detrimental impact to other nurseries as a result of this project. It was also noted that the populations in Tyne Esk's towns are rapidly expanding, which will make all the plant nurseries more sustainable.

The LAG voted in favour of awarding a grant to the project of £21,167.40 subject to specific conditions.

The LAG overall score for the project was 6 which will be entered onto LARCS.

The Grant was approved by the LAG but with the following conditions:

1. The LAG requires a minimum lease of 5 years from the end of the project (if beyond December's lease date) with a recommendation for a 10 year lease from the landlord
2. Planning permission to be secured
3. LAG requires seeing the availability of the match amount

4.3 Fraser Centre: Achieving Change

YS registered an interest in this application and left the room. AH re-entered the room.

The project is to rebuild the Fraser Centre, which is the old Winton Cinema in Tranent. A great deal of preparatory work had gone into this application including an options appraisal, which suggested demolishing and building a purpose built community building as the preferred option. A very strong community need for this facility was demonstrated by the applicant and the LAG were agreed that this development would bring a very positive change to all of Tranent, providing the only community centre in the town and bringing residents from the newer houses together with residents from the older houses. It was also felt that, together with the Living Square project that tyne Esk LEADER previously awarded a grant to, the townscape and the way that residents interact in the town would be transformed. T

The LAG voted unanimously in favour of awarding a grant to the project of £200,000 subject to specific conditions. It was noted that the project had not yet received confirmation of all match funding and so the LAG would



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only be able to provide a Decision in Principle until the match evidence was supplied and then provide an Offer of Grant once the match has been secured.

The LAG overall score for the project was 7 which will be entered onto LARCS.

The Grant was approved by the LAG but with the following conditions:

1. The applicant to agree to supply the LAG with any progress reports supplied and signed off by the architect
2. The applicant to provide evidence of match contribution towards all project costs

4.4 The Bus Stop

YS re-entered the room.

This project is a farm diversification application to convert an old double decker bus to turn it into a luxury holiday chalet. The project was discussed and the LAG focussed on value for money. It was also noted that the applicant had already received three quotes for the work, that the spec of the busses is very high and that the costs were in keeping with other similar grants recently awarded by the LAG so reasonableness of costs had been well demonstrated.

The application for £60,000 was approved subject to specific conditions by the LAG with a unanimous vote.

The LAG overall score for the project was 7 which will be entered onto LARCS.

The Grant was approved by the LAG with the following conditions:

1. The LAG requires that they see and approve the procurement process including seeing the tender, the quotes and a scoring sheet

5 AOB

NR reported that he is in discussion with the Scottish Borders LAG regarding a possible co-operation project involving improving strategic path links between the two LAG areas. The project will develop Dere Street from where it goes off-road in England to the Roman camp site in Inveresk and the many paths in the Lammermuirs. NR asked the LAG's permission to spend some of the admin budget on preparatory costs such as scoping possible routes, securing costings for work and outline landowner consultation. The LAG unanimously agreed to this as a necessary step in the application.



<p>An EOI has been received from McSense with regards to undertaking a masterplanning process and producing a masterplan for the Mayfield area. The LAG discussed whether they would welcome an application for this as there would be few outputs to the project other than the document. It was noted that there would be a detailed period of consultation that would deliver on some of the LAG's community cohesion outcomes in the LDS. There were mixed views but most felt it was a good idea but were unclear as to the relationship between it and the work of the Community Planning Partnership and wanted to ensure there was no duplication and that Midlothian Council had some buy in to the project. NR to contact Alasdair Mathers to get his views.</p> <p>An EOI had been received for a farm diversification project involving wigwams. The LEADER team expressed concerns about displacement from nearby going concerns. The LAG agreed that we would evaluate each EOI on its own merit. Visit Scotland will have information if there is demand for alternative accommodation in a particular area so it might be that we contact them.</p>	<p>Action – NR to contact Alasdair Mathers</p>
<p>6 Finish – Date of next meeting There will an interim meeting in June. DM to send out doodle poll.</p>	<p>Action: DM send out Doodle Poll</p>