



ANNUAL GENERAL MEETING 26 NOVEMBER 2025


AGENDA



1. Welcome from our Chair
2. Apologies for absence
3. Minutes of previous AGM – Secretary
4. Chairs Report
5. Secretary's Report
6. Amendments to the Constitution
7. Financial Report – Treasurer
8. Election of Board of Trustees
9. Next Trustee Meeting

End of Formal Meeting

Open discussion with membership,
Project Officer and Trustees about future,
building, marketing. events ideas questions,
etc.

 info@bartholchapelhub.org

 www.bartholchapelhub.org

  [@bartholchapelcommunityhub](https://www.facebook.com/bartholchapelcommunityhub)



David and June Gordon
Memorial Trust

Minutes of AGM 19/9/24 Barthol Chapel Community Hub – SC052937

Present : Jonathan Boughey, David Strathearn, Lindsey Taylor, Phil Booth, Wendy Booth, Elaine Rodgers, Mike Rodgers, Anna Jamieson, George Jamieson, Helen Owen, Duncan Owen, Hazel Skinner, Peter Skinner, Nicola Moir, Roger Williams, Susan Hardie, Rob Massie, Bob Prodger, Heather Strathearn, Rachel Flett, Nicola Baird, Susan Rice (Parent Council), Caroline Brown (Formartine Youth Partnership)

Apologies : Gill Newlands (school head teacher), Katherine Williams, Nicola Macpherson, Colin Macpherson

	Action	Who
Presentation	People were thanked for their attendance and were given a presentation on work over the past year and the next steps.	DS, LT
Chair's report	<p>AGM called slightly ahead of a full year of the SCIO being in existence to share latest news, but thereafter it will be on or around the anniversary of formation.</p> <p>As covered in the presentation key points:</p> <ul style="list-style-type: none"> • Constituted as a SCIO Nov 2023 • Responding to community consultation to provide a multi-use community space for social, leisure and wellbeing activity. • Secured 1st stage funding for production of business plan to enable capital grant funding application. • Will maintain an ongoing program of activities in the interim with a hall hire agreement with the church until purchase is possible. • Timescale is to move to a position of purchase within a year. 	JB
Treasurer's report	Summary of year so far (due to end in November) attached	MR
Secretary's report - membership	<p>Currently 119</p> <p>Further members are very welcome, and DS asked for those present who were not yet members to sign up and also to encourage other to become members. Also to get involved as a trustee or in an advisory capacity.</p>	DS
Election of Trustees and Officers	<p>All current Trustees reelected; proposed - Roger Williams, seconded - Anna Jamieson.</p> <p>Rachel Flett volunteered as a new trustee.</p> <p>Nicola Baird came along to help with publicity.</p>	ALL
Events	<p>Youth Cafe successfully restarted after summer, others continuing.</p> <p>Young child's party held successfully</p> <p>Possible ideas for future events - talks, book club, ukulele/mixed instruments group.</p>	ER
Funding	<p>SLF grant - business plan prep progressing.</p> <p>AfA grant - events to be decided for autumn.</p> <p>AHF grant bid - unsuccessful, alternative funding now needed.</p>	ALL
Constitution	<p>Re-examined. Clause 4 Purposes widened from purely recreational.</p> <p>Clause 4a community area redefined</p> <p>Clause 15/16 veto on membership removed</p>	ALL

BCCH Chair Report 2025

Welcome to the 2nd BCCH AGM, it is great to see so many of you here tonight.

The last 12 months has seen a significant amount of progress on the “BIG Project” as well as ongoing use of the Hub.

In terms of the Project, we met a huge milestone in June when we secured £100k of funding from the Scottish Land Fund to purchase the building. This is a tremendous achievement and the SLF acknowledged the quality of our submission - we should thank David, Mike and Elaine for their sterling efforts to manage the application process.

Our Business Plan was developed by Delfinity and completed in March following a consultation event in December. Utilising Delfinity's expertise in this process helped us produce a quality document along with detailed plans for the layout of the upgraded Hub and bringing our vision to life. The Plan is available to anyone and we will be uploading it to the website soon.

The SLF grant included provision of funding for a Development Officer and we are delighted to have Jude on board. She has been busy with various activities from branding, fixing the roof (at last) and arranging new events – more of that later.

Amazingly the use of the Hub in its current, restricted format, continues to grow with 9 regular events per month as well as some more interesting one-offs such as ring making and who can forget the sell out fish and chip night (apologies to those who did not get a supper that night!). All of the events have been well attended generating a healthy source of income. Thanks to Elaine for co-ordinating the events calendar and to all of the volunteers who run these sessions, they don't just run themselves.

We were delighted to celebrate the buildings 150th anniversary and it's pride of place in Barthol Chapel in the form of the Church and soon to be a Community space.

So what next?

The purchase of the building is almost there and we hope to complete the deal before Xmas so watch out for the announcement. We will then commence interim works to make the space more usable (new heating, removing the pews) and adding toilets so we can extend the size of events. We will also continue the journey to secure further funding for the complete renovation of the Hub over the next few years – it will take time and we need to find ways to do the work whilst supporting the events as much as we can during the works.

I'll close now with some further thank you's and a request.

We wouldn't be in the position we are today without willing volunteers from the Trustees to the those who run the events – as I said earlier the success highlighted above doesn't just happen without hard work and your support – well done and thank you.

And none of this would be possible without funding from various sources as well as support from the Church of Scotland for use of the facility. We have a number of anonymous donations as well as funds from the Scottish Land Fund, Awards for All, David and June Gordon Memorial Trust and donations from the Coop and ABB. Every contribution is welcome and we hope this list will grow over time.

We are always looking for volunteers no matter what time you can spare so please get in touch and if anyone has ideas and is willing to run future events we would love to hear from you. The Hub is a great space and it is fantastic to see it being used on a regular basis and it would be lovely to see its use expand further.

I'll now handover to David.

Jonathan Boughey
26th November 2025

BCCH AGM 26 November 2025

Note of Secretary's Report

Membership

177 as of today compared with 119 last year.

Aim is to get up to 500 eventually to represent most of the population within our catchment

Purchase

Aim is to complete purchase by 18 December, but this is contingent in Church of Scotland and Scottish Land Fund (SLF) Solicitors being able to process in time.

Deadline for completion is 31 March 2026 or else the offer of SLF funds expires.

The Hub needs to demonstrate that we have sufficient match funding, which we do as will be apparent in the Treasurers Report. We also need to provide evidence of consent in principle for change of use, which we also have thanks to our Treasurer, Mike securing a Pre Planning Application Report from Aberdeenshire Council in July this year,

Members will be advised as soon as sale is complete.

Fundraising Strategy

We have developed an extensive strategy to fund the development of the Hub. The big spend will be on the capital works of floor, heating, windows and insulation, the cost of which far exceeds the purchase price. We can share the strategy with anyone who is interested and if people come across funding opportunities do not assume we will know about them – please tell us.

Constitution

We wish to make some amendments to our Constitution. Some changes have required us to seek consent from the Charity Regulator OSCR. Some of the desired changes do not need OSCR permission, but we will make them all at same time so we can resubmit of Constitution to OSCR. We need at least a majority decision from eligible voting members for the following:

1. Consent to amend the purposes of Barthol Chapel Community Hub (Already got consent from OSRC). We resolve to widen our purposes from, 'the Provision of recreational facilities and organisation of recreational activities' to:

4 The Hub's main purpose is to provide a building and facilities for the local community to use for social, leisure, recreational, wellbeing and cultural development purposes. The Hub will organise a range of recreational activities to help build community capacity and connection to address social isolation in the area. The Hub will also be available to compatible commercial activity to ensure income generation and the sustainable development of the resource.

*4a Defined Community Area - These facilities are primarily available to the community residing within an approximate five-mile radius of the Barthol Chapel Kirk – more precisely defined as living within following **Census Output Areas**: 00138 -101, 116, 077, 036, 096, 051, 114, 127, 107, 005 and 123 as shown in the map below.*

Barthol Chapel Community Hub AGM, 26th November 2025

Financial Summary

Balance including cash in hand	£33,220.38
Payment outstanding from SLF	£945.00
Total	£34,165.38

Of this total, £18,685.95 is ring fenced for the purposes shown below, £6,000 is reserved for our contribution to the purchase price of the building and £9,479.43 is available to be used for any purpose.

The amount raised by the various groups using the hub so far in 2025 is **£4889.11**

Scottish Land Fund Grant.

The purchase price of the building is £85,000. BCCH will pay £6000 of this sum from its own reserves.

This grant is paid to us as we spend it.

Scottish Land Fund grant:	Building Purchase	£79,000
	Insurance costs	£ 3,000
	Essential repairs	£ 2,284
	Legal Fees	£ 1,181
	Project Officer	£15,000
	Total	£100,465

Awards for All Grant

The Awards for All Grant was paid to us in a lump sum and apart from the amount already spent on fire and safety equipment is included in the bank balance.

Awards for All grant	Portable toilet block	£8,500
	Fire Safety Equipment	£2,500
	Interim Heating System	£5,200
	Heat and light costs	£3,800
	Total	£20,000

The detailed accounts are available for any member to view.