

Waterside Miners Charitable Society
Registered Scottish Charity Number SC003983
Trustees' Annual Report
1 February 2023 to 31 January 2024



Proposed hub design by CD Architects

We will build a new state-of-the-art community hub in Waterside, run by the community for the community

Contact details

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Front row (l-r): trustees Elaine Robertson (treasurer), Ian Bowman (president), Brian Sewell (vice-president), Cordelia Lilly (secretary)
Behind: other committee members and advisors

Structure, governance and management

Type of governing document: constitution adopted 1992 (however, CISWO hopes to provide a SCIO-friendly update)

How the charity is constituted: unincorporated association (with aims to become a SCIO)

Trustee selection: appointment and/or reappointment of office holders, who automatically become trustees at AGM

Trustees

1. Ian Bowman, president – 17-05-2022 to present
2. Cordelia Lilly, secretary – 17-05-2022 to present
3. Brian Sewell, vice-president – 17-05-2022 to present
4. Elaine Robertson, treasurer – 25-10-2022 to present

Our current office bearers/trustees have been in position since 17 May 2022, having been voted in at successive AGMs.

Coming from a variety of professional backgrounds, they have a wealth of knowledge in:

Information Technology

Sales and Marketing

Project Management

Publishing and Communications

Community Involvement

Engineering

Accountancy

History and objectives

Established in May 1929, Waterside Miners Charitable Society (WMCS) has as its object **‘to provide facilities for such forms of recreation and other leisure-time occupation as are conducive to the improvement of the conditions of living of the inhabitants of Waterside and the neighbourhood thereof ...’**

Since March 2020, when Waterside Miners’ Welfare Society and Social Club ceased trading and Waterside Miners Charitable Society became dormant, the residents of the Waterside area have had no indoor facilities: nowhere for

recreation, sport, exercise, meetings, self-help groups, clubs, social get-togethers nor functions. While the Covid pandemic initially kept everyone at home, when normality began to return elsewhere, life around Waterside continued to be constrained by the lack of anywhere to meet or hold events.

The solution seized upon by a group of determined community members was to restart Waterside Miners Charitable Society, with the aim of reviving its still valid objectives and constructing a fit-for-purpose community hub on the site of the increasingly derelict former Waterside Miners Club.

With this in mind, in March 2022 all former members were invited to a meeting to discuss next steps, and in May 2022 the charity sprang back to life with a new committee of 16. Wasting no time, over the next eight months committee members brought in architects to advise, formed key subgroups, put on fundraising events, started funding applications, and designed information leaflets and surveys, which they then delivered to all the houses and flats in the area.

Throughout this time the committee gratefully listened to advice from other organisations and charities (such as the Coalfields Regeneration Trust, East Dunbartonshire Voluntary Action and Business Gateway).

The mission statement of the reborn charity became *We will build a new state-of-the-art community hub in Waterside, run by the community for the community.*

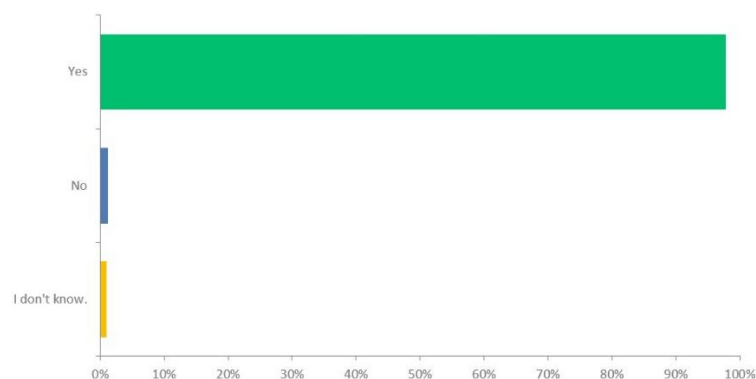
WMCS's main activities and achievements between 1 February 2023 and 31 January 2024

1. At the beginning of 2023, volunteers had started delivering leaflets and surveys all around the area, and by the end of February 2023, **318 survey responses** had come in from households in Waterside, Fauldhead, Woodilee and surrounds, and **97.8% were in favour of having a community hub.**

Respondents also indicated what facilities and activities they would like to see in it.

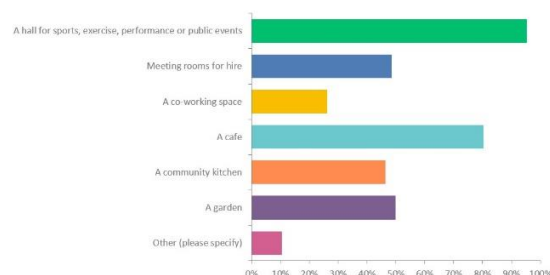
Q1: In your opinion, does the Waterside/Woodilee area need a meeting and event space (a community hub)?

Answered: 318 Skipped: 0



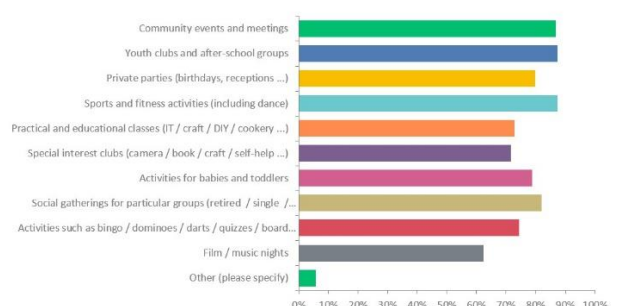
Q3: The ideal community facility for me and/or my family would include the following (please tick all that apply):

Answered: 317 Skipped: 1



Q4: What activities and groups do you think the community hub should cater for? Please tick all that apply.

Answered: 316 Skipped: 2



Also In February 2023, WMCS's discussions with CALA Homes resulted in a pledge from the developer to donate **£5,000 in general project funding** as well as **£35,000 towards demolition** of the derelict club. Additionally, CALA promised to provide mains sewerage connection and landscaping help.

2. In March 2023 WMCS secured funding from East Dunbartonshire Council's Community Grants scheme **for two laptops and a printer (£1,068)**.

That same month, local historian and social photographer Edward Z Smith gave a presentation on the hub and the history of the area at nearby Gartconner Primary School and asked the children to design logos. The aim was to raise awareness of the project while creating interest and enthusiasm amongst youngsters. Judging by the competition entries, it worked! Prize-winners were selected at the March AGM. A similar contest would take place later in the year at Kirkintilloch High School.



3. On Easter Monday 10 April 2023, WMCS ran a very successful Waterside Easter duck race, complete with egg hunt, Easter bonnet competition, face-painting, orienteering, and thanks to a local bowling club, corn bowling. The day **raised over £2,100** while promoting the community hub project to families from the whole area.



4. At the charity's April meeting, CD Architects presented a feasibility study for Waterside Community Hub. The study had been funded by a **grant of £5,000 from the Coalfields Regeneration Trust**. To keep the building costs as low and as manageable as possible, the committee had decided that in the first phase of the hub there should be only one big, subdividable hall, with a cafe (and kitchen) alongside. Any spaces in the building would have to earn their keep.



New Build Community Hub
for Waterside Miners Charitable Society

FEASIBILITY

MARCH 2023



5. By the beginning of June 2023, the charity had obtained three quotations to demolish the club (varying from £50,000 to £80,000, with some aspects covered or not depending on the demolition company). Meetings had been set up with Business Gateway and legal advisors – WMCS needed advice on securing the go-ahead for demolition and rebuild from CISWO, which has an interest in the property.

WMCS had also made contact with other community hubs around Scotland and received valuable advice. Additionally it had hosted a meeting of local influential people to discuss the project and spread the word. Some offered to fundraise for the community hub through sales of football cards.

6. In July 2023 the charity took an in-depth look at the potential offering of a Waterside hub at different times of day throughout the week, taking into account the spaces available (the hall would be dividable into two or four rooms as required). This analysis was done bearing in mind the services provided at other hubs (both in East Dunbartonshire and further afield), and taking into consideration the wishes expressed by the community and by groups with an interest in holding activities in Waterside once there was a facility here.
7. August in nearby Kirkintilloch means the Canal Festival. WMCS took a stall at the 2023 edition, distributing leaflets and recruiting new members.



In August the charity also appointed MacRoberts LLP (Solicitors) to look at both the constitution and the title deeds to establish CISWO's interest in the property.

8. On 10 September 2023 charity members ran a Waterside car boot sale, **raising £800**, enormously helped by a large tombola.



Meanwhile, volunteer Murray McIlroy **raised £1,300** for the charity by doing a fear-defying bungee jump. And Edward Z Smith took his history presentation to Kirkintilloch High School, where art students tried their hand at logo creation for the charity, before charity members selected a winner at their September meeting.



9. In October 2023 WMCS secured **East Dunbartonshire Council Community Grant funding of £7,548** towards fees for the hub planning application. Work also started on the WMCS business plan, with the help of Arniston Consulting and funded by Business Gateway. Members of the charity wrote to local East Dunbartonshire councillors for letters of support for our project, and five out of six kindly provided these.

For Halloween, WMCS and Waterside Community Council co-hosted a children's event in the summer house belonging to the village shop (with Tesco and Lidl kindly supplying free pumpkins), and a report was published in the *Kirkintilloch and Bishopbriggs Herald* of 8 November – more good publicity for the community hub project.



10. In November WMCS took a stand at Kirkintilloch's Regent Centre and handed out leaflets and recruited new members.



The end of November brought the exciting news that CISWO, in its interested party capacity, had decided to give WMCS the go-ahead to demolish the former Waterside Miners Club and build Waterside Community Hub.

11. In January 2024, East Dunbartonshire Voluntary Action (EDVA) posted a WMCS survey and recruitment advertisement on its website and Facebook page, resulting in valuable feedback. Members of the charity also attended EDVA's Volunteer Fair on 30 January and gave out updated flyers.

At the charity's January meeting, Creative Spark, a successful local provider of youth drama, music and dance, gave a presentation to members about their potential hub use.

The draft business plan was now nearly complete.

A Just Giving campaign went live, eventually **bringing in £1,420**. The fundraising team was increased to four, and training was undertaken by the team leader. To improve communications and the charity's online presence, discussions started with a website and logo designer, who was given all the children's designs from the two competitions.

Below: charity members at one of the WMCS monthly meetings



Recent activities and achievements

- CALA has signed a memorandum of understanding with the charity and donated the first £5,000 of its promised £40,000 contribution.
- CD Architects has submitted a pre-planning application to East Dunbartonshire Council (EDC) on the charity's behalf.
- CD Architects has also applied for a demolition warrant.
- WMCS's first business plan has been finalised (though it will be subject to constant revision in response to events and needs).
- EDC senior executives attended a presentation on the hub and are looking at how they can help.
- The Register of Persons with a Controlled Interest in Land has been updated to include details of current trustees.
- Stakeholder meetings have taken place.
- Training has been undertaken by different members of the team on, among other subjects, running a village hall; social media essentials for business; getting grant funding; being a trustee; budgeting; and preparing annual accounts.
- Members have started attending GRACE's monthly networking meetings and researching the hub needs of participants.
- Letters of support have been received from our local MP and MSP as well as a number of West of Scotland list MSPs.
- One volunteer has raised £505 by doing a sponsored half marathon for the charity.
- Another volunteer has raised £313 at Twechar Spring Fayre with a tombola.

Financial review

Bank balance when charity reformed (17 May 2022): **£336.60**

Bank balance at 31 January 2023: **£665.75**

Bank balance at 31 January 2024: **£10,919.93**

The completed and inspected receipts and payments account for the year 1 February 2023 to 31 January 2024 is included with this Trustees' Annual Report.

Statement of the charity's policy on reserves

The focus for the charity over the next year will be fundraising for the demolition of the buildings on the existing Waterside Miners Club site as well as for the planning application and for our website.

Funding in excess of £2,000,000 is needed to enable us to deliver a new community hub.

Details of any deficit

Not applicable

Donated facilities and services

Not applicable

Future plans

- Update constitution with agreement from CISWO
- Become a SCIO
- Demolish the buildings on the Waterside Miners Club site
- Submit planning application to East Dunbartonshire Council
- Get website up and running
- Continue with fundraising at national and local levels
- Develop crowdfunding

Additional information

Following its dynamic start in 2022, the revived Waterside Miners Charitable Society has continued to keep up great momentum and to make great strides forward, working closely with many other organisations, to whom the charity is extremely grateful. In particular:

Coalfields Regeneration Trust (CRT)

East Dunbartonshire Voluntary Action (EDVA)

Business Gateway

Coal Industry Social Welfare Organisation (CISWO)

Scottish Council for Voluntary Organisations (SCVO)

Development Trusts Association Scotland (DTAS)

(Office of the) Scottish Charity Regulator (OSCR)

CALA Homes

Many other community hubs

Some of the WMCS press coverage from the start of 2024

