

Waterside Miners Charitable Society

Registered Scottish Charity Number SC003983

Trustees' Annual Report

1 February 2024 to 31 January 2025

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



Proposed hub design by CD Architects

Contact details

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Telephone: 07368 984273

Website: <https://watersidecommunityhub.co.uk>

Facebook: Waterside Community Hub



Our Trustees: Ian Bowman, Elaine Robertson, Brian Sewell, Cordelia Lilly (here with our EDVA nomination award for Organisation of the Year)

Structure, governance and management

Type of governing document: constitution adopted 1992 (however, CISWO is aiming 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

From a variety of professional backgrounds, WMCS trustees 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) had 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 ...'

In March 2020, when Waterside Miners Welfare and Social Club closed, taking with it the area's last remaining indoor facility for recreation, sport, exercise, meetings and social events, Waterside Miners Charitable Society became dormant, only to be re-formed by a new group with fresh ideas in May 2022 with the aim of reviving its still valid objectives and constructing a fit-for-purpose community hub on the site of the increasingly derelict club.

Why do we need a community hub? Having somewhere to meet, socialise and hold community events is invaluable for the mental wellbeing of people of all ages and contributes to improving social skills and creating community cohesion. The activities possible in the community hub that we envisage range from exercise and sport, training and learning, films and drama, crafts and clubs, community events and social functions to toddler groups, support and counselling sessions, memory cafes and cafe treats – and this will all be in a safe, positive environment a walk away from home. A community hub will improve life for everyone in the community, including the less well-off and those with too much time on their hands. The benefits will cascade into education, work and life at all stages, with a happier, healthier, more socially engaged population.

Actions undertaken since May 2022 and in the financial year ending 31 Jan 2025

Since May 2022, charity members have been busy with feasibility studies; architect plans; surveys; community engagement; talking to MPs, MSPs and councillors; demolition quotes; and fundraising – all with the aim of demolishing the old club and making this much-needed community hub a reality. There have been administrative and legal hoops to jump through too, and we've bounded through them!

Help and advice from organisations such as the following have been invaluable:

Business Gateway

CRT – Coalfields Regeneration Trust

EDVA – East Dunbartonshire Voluntary Action

OSCR – Office of the Scottish Charity Regulator

SCVO – Scottish Council for Voluntary Organisations

CISWO – Coal Industry Social Welfare Organisation

DTAS – Development Trusts Association Scotland

COSS – Community Ownership Support Service

CEIS – Community Enterprise and Investment Scotland

As for funding from the groups below, we couldn't be more grateful:

Cala Homes

The Coalfields Regeneration Trust

The Robertson Trust

EDC Community Grants

Thank you, too to all those MPs, MSPs and councillors who have written in support. And a huge debt of gratitude is owed to the movers and shakers at a number of Scottish community centres for their invaluable advice.

Actions during the 2024/25 financial year

FEBRUARY 2024



Ethan Gilmour (left) ran the Winter Warmer Half Marathon and raised £505.

We met with Myrette Bracken of CISWO (Coal Industry Social Welfare Organisation) to discuss becoming a SCIO and possible funding opportunities.

Two meetings were held with stakeholders and potential hub users to discuss the project and ask for support.

GRM Graphics was selected to design our new logo, website and Facebook offering.

Rona Mackay MSP wrote us a letter of support.

MARCH 2024

In March we held our third AGM.

GRM Graphics designed a logo (right) that we liked enormously and soon adopted. It distilled many of the ideas provided by students at Gartconner Primary School and Kirkintilloch High School.



Senior executives from EDC (Heather Holland and David Gear) attended a hub presentation and discussed support for the project.

A meeting took place with Hillhead Housing Association to discuss possible links.

We finalised our first business plan and started work on our fundraising strategy.

At the end of the month, Cala Homes pledged £35k towards demolition along with another £5k general contribution towards the project.

Paul O'Kane MSP and Stuart McDonald MP wrote letters of support for our project.

APRIL 2024



In April, as part of our community engagement initiative, we had a tombola and bric-a-brac stall at Twechar Spring Fayre and raised £343.00.

CD Architects submitted our pre-planning application to EDC along with an application for a demolition warrant.



[Home](#) / [Our registers](#) / RCI

We provided trustee details for the Register of Persons Holding a Controlled Interest in Land (R.C.I.) in relation to the former Waterside Miners Club, as required by law.

Register of Persons Holding a Controlled Interest in Land

MSPs Ross Greer, Neil Bibby and Katy Clark sent letters of support.

MAY 2024

In May the Coalfields Regeneration Trust provided £7,106 towards our planning application costs.

And our fundraising team attended masterclasses on getting grants.



JUNE 2024



In June a demolition warrant was granted by East Dunbartonshire Council (EDC), and a demolition plan put in place.

After considerable efforts from Caroline Notman, our funding lead, and her team, a comprehensive fundraising strategy was presented to the membership.

EDC's Richard Todd attended a meeting to explain the Local Place Plan initiative, something which will be important not just for the community hub, but for the area as a whole.

JULY 2024

An ecology study was carried out at the site and surrounding area by Cairn Ecology (right).

A topography survey was conducted by Pinnacle Phoenix.



Reigart was selected to demolish the Waterside Club buildings (right), provide security fencing and reinforce windows and doors to stop intruders.



AUGUST 2024

The Robertson Trust awarded the project £2,000.

Starling Learning carried out a bat survey, and discovered there was a maternity roost with over 140 Pipistrelle bats in the main building, meaning demolition cannot take place until winter 2025/26.

A Coal Authority CON29M coal mining report was obtained, and JW Ross carried out a coal-mining risk assessment.

The Trustees' Annual Report and Financial Report for year ending 31 January 2024 were submitted to OSCR.



SEPTEMBER 2024



The hub project had a stand at the Kirkintilloch Festival of Clubs (left), with a slide show of Waterside events of the past by local historian Edward Z. Smith.

EDC Community Grants awarded us £7,040 towards the planning application costs of £9,600.

The Robertson Trust awarded the project a further £500 (having provided £2000 in August).



A planning sustainability report was completed by Hulley and Kirkwood.

Quantity surveying was carried out by Armour Construction.

On the 20th of the month, charity members attended the East Dunbartonshire Voluntary Action (EDVA) dinner honouring volunteers. The charity had been nominated for the Organisation of the Year award.

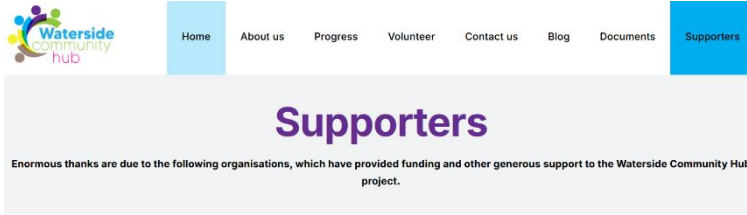
OCTOBER 2024

In October, Hub trustees met EDC Councillors and senior officials from the planning department to discuss progress on fundraising and the planning application.

A walk celebrating the mining history of the area went live on the Eco-Museum of Scottish Mining Landscapes website. History notes and photos had been supplied by charity members, and the walk starts from our car park.



NOVEMBER 2024



The Coalfields Regeneration Trust (CRT)

The Coalfields Regeneration Trust is a community wealth building charity operating in Britain's former coalfield areas. It creates jobs and economic growth by building industrial units for SMEs and using its taxable profits to generate social value through working with partners to enable its communities to reach their full potential.



November proved a pivotal month as the **watersidecommunityhub.co.uk** website and **Waterside Community Hub** Facebook page were launched.

Long-time supporters the Coalfields Regeneration Trust celebrated their 25th anniversary at Holyrood, where one of the team offered help with our Local Place Plan – something which will highlight the need for our hub.

Also in the month, two members took the very useful 'All Things Financial' online training course with Pamela Redpath, courtesy of EDC.

There were more engagement meetings with potential hub users to clarify their aims.

At the end of the month, SP Energy Network, cut off the electricity supply to the building – a big step forward in preparations for the club's demolition.

DECEMBER 2024

In December a much-appreciated donation was received from AIS Vanguard Community Fund.

Members of the charity joined others from the community to sing Christmas carols outside Santa's Grotto, Waterside.



JANUARY 2025



With the new year came new action – Reigart were given the go-ahead to demolish the outhouses at the back of the building (which would not affect the bats), secure the windows and doors and erect security fencing around the premises.



Also in January, our president, Ian Bowman, went to a lunch organised by The Robertson Trust which Scotland's First Minister, John Swinney, attended. Among other things, he spoke about the importance of communities and their place in society.

Finally, at the end of the month, SGN carried out preparatory work to disconnect the gas supply from the building.

Scenes from Reigart's fencing and partial demolition work (Feb 2025)



What some of our elected representatives say about this project

'I am delighted to be able to commend the commitment and dedication of the Waterside Miners' Charitable Society in progressing the vision of establishing a community hub in the absence of similar facilities in the immediate and surrounding areas...There is undoubtedly a tangible need for a community facility in Waterside, as there are no publicly accessible halls in the immediate vicinity...Due to the absence of similar facilities nearby and the adjacent car park, a community facility at this location could serve both the aspirations of the local community and become a destination for daytime and evening activities, events, performances and functions...I offer the Waterside Miners' Charitable Society encouragement and my very best wishes for success with their plans.'

Rona Mackay MSP, 24 February 2024

'Given the local community has increased markedly in recent years following the creation of various new housing developments, coupled with the ongoing deterioration of the current building, the need to put in place a modern local community asset has never been

greater...I am in no doubt about the energy, determination and passion this group has in harnessing the help and support of expert local organisations in working towards their aims. Alongside their extensive engagement with the local community to understand and incorporate their needs and requirements, these are excellent foundations upon which their desired community hub might be built.'

Stuart McDonald, then MP, 15 March 2024

'I understand that since March 2020 there has been no public meeting or social space for my constituents due to the closure of the Waterside Miners Club. I believe it is imperative for people to have a place to meet in helping tackling loneliness and poor mental health. A Community Hub would also allow for people in my region to host a range of activities including aiding in physical exercise for all ages and stages.'

Paul O'Kane MSP, 24 March 2024

'I am writing to express my enthusiastic support for the proposed establishment of a community centre serving Waterside, Woodilee Village, Fauldhead and other surrounding areas. There is clear local support for this proposal and its potential value to the communities it would serve is obvious...I admire your dedication to this important initiative. As a local elected representative committed to the welfare and progress of our community, I am happy to endorse the project. I hope you can create a thriving community space that fosters inclusivity, community engagement, and wellbeing.'

Ross Greer MSP, 2 April 2024

'As a member of the Scottish Parliament representing the West of Scotland, I would urge potential funders to consider the significant positive impact that the proposed community hub will have on the local community. I am confident that with WMCS' determination, resourcefulness and community support, this project will be realised, enriching the lives of residents for generations to come.'

Neil Bibby MSP, 8 April 2024

'It's genuinely heartening to see your group's dedication and initiative in reviving the Waterside Miners Charitable Society with such a noble aim. The closure of Waterside Miners Club in 2020 left a palpable void in the community, and your efforts to fill that gap with a revitalised community facility are commendable...I'm particularly impressed by the proactive steps you've taken, including conducting surveys, obtaining funding for a feasibility study, and collaborating with local authorities and elected representatives. Your commitment to transparency and community involvement shines through in every aspect of your endeavour.'

'In principle, I support your project and its mission to create a space where community life can thrive once more. The proposed hub will clearly serve as a vital resource for the residents of Waterside, Woodilee, Fauldhead, and beyond, fostering a sense of belonging and togetherness.'

Katy Clark MSP, 24 April 2024

Financial review

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

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

Bank balance at 31 January 2025: **£ 26,314.87**

The completed and inspected receipts and payments account for the year 1 February 2024 to 31 January 2025 is included with this Trustees' Annual Report.

Statement of the charity's policy on reserves

The charity's policy is to keep in reserve at any time unrestricted funding equivalent to three months' outgoings. (This excludes specific payments from restricted funding.)

As projected monthly outgoings are £300, this means a reserve of £900.

Additionally, we have an unrestricted contingency fund of £2,500, held back to cover any extraordinary expenses we incur, for example legal fees.

We are currently looking into ways to build our unrestricted funds.

Our reserves policy will be reviewed annually. However, the trustees also discuss our accounts every month, which would allow any issues to be raised in a timely manner.

Details of any deficit

Not applicable

Donated facilities and services

Not applicable

Future plans

- Become a SCIO (awaiting CISWO's agreement)
- Demolish the buildings on the Waterside Miners Club site
- Continue with fundraising at national and local levels
- Keep engaging with and consulting the community (as below) and recruiting members

