

 Company Number: SC200325	MCDC AGM Minutes DRAFT	
	Date:	Tuesday 7 th October 2025
	Time:	6PM
	Location:	Village Hall
	Public/Board Only	Public
Directors Attending:	Angus Robertson (AR) (Chair) Henriette Laidlaw (HL) Keith Laidlaw (KwL) (Treasurer) Miles Welsh (MW) Suzanne Pender (SP) (Company Secretary)	
Apologies:	Susan Taylor (ST)	
Staff attending:	Aukje Delnooz (AD), Adeline Callander (AC)	
Members attending:	5 directors plus 10 ordinary members	
Proxy Votes Received	6 proxies appointing the Chair, 1 proxy appointing SP, 1 proxy appointing AC	
Chaired by:	Angus Robertson	
Minutes by:	Aukje Delnooz	
Meeting is quorate:	Yes - more than 8 ordinary members	
Declaration of Interests	None	

Agenda Points	Summary/Discussion/Feedback	Resolutions
Apologies & Proxies	Apologies from Susan Taylor 8 proxy votes, see above	
Minutes of last AGM	Approving minutes of the last AGM (05/11/2024) – minutes can be found at MCDC Minutes Morvern Community Development Company	Resolution 1: Resolution 1: To approve the minutes of the last AGM dated 05/11/24 Decision: Approved with 11 votes, 3 abstentions
Chair's report	Summary:	

	Thanks to all 11 directors of the MCDC group, particularly BJ (remains on board of MorVolts, but standing down from MCDC). Also many thanks to directors who stood down this year: Jane Stuart-Smith, Sam Firth, Sue Layton, Em Rosier, Amy Stammers. Thanks to LD, especially regarding the affordable housing project, which she leads exceptionally well. Thanks to Adeline, Isla, Aukje, Katy, Gill, who have all provided admin support and thanks to all our Café staff, Harbour staff and Douglas. MCDC projects: - Attic: huge thanks to Attic team of volunteers. Recycling was a key focus in Live Life Morvern and the Attic is a great example, demonstrating positive community spirit and raising funds (£10K to date!) to go into projects such as the renovation of the telephone box. - Café: while it operates as commercial enterprise, MCDC feel it is essential for our community. Thanks to Agi & Chris for keeping it going through last winter, and to all the volunteers who've helped this year. - Affordable housing project: a significant project for our small community, but highlighted as important in both Live Life Morvern and the Local Place Plan consultations. We are aiming to build 14 units (2-3 bed houses). Thanks to Barr Hydro for key financial contribution, which led to grant funding awarded and small loans. The build will go ahead, subject to 4 conditions. MCDC have appointed TSL as preferred tenderer and are aiming to start the 12 month build in January 2025. TSL keen to use local contractors, so anyone interested can put their name forward. Thank you to all those who helped, especially Sarah Jones and Jennie Robertson of the Housing Steering group. Company growth: - Hydro scheme continues to generate income, but revenue is falling due to electricity prices. Working hard to find solutions to increase its income. - MCDC had outgrown its capacity and needed an operations manager to professionalise the company. Appointment of SP last year has made many good changes, incl. H&S, governance and best practice, harbour, café. Appointment of SP allows directors to be more strategic. Revision of governing documents: it has taken 2 years to rewrite our Mem&Arts to the government approved standard. Proposed new Mem&Arts are the only version that meets the requirements for community buy outs. All in all, it's been a positive year for MCDC, building a firm foundation for further work to be done in the next year.	
Auditor and Treasurer Report & presentation of	Audited accounts and Trustees' report available on web. https://morvern.org/mcdc-accounts Summary: 2024-25 MCDC group has been in good financial health.	Resolution 2: To receive & approve the audited accounts and Trustees' Report for year to 31/03/2025

Accounts	MorVolts revenue is now less, due to falling electricity prices. MCTC results have improved considerably. 2025-26 so far looks like we in good financial health, but most money is allocated for housing project, so budget is tight this year and expected to stay tight. Questions from the floor: - Member asked for more transparency on MCTC finances. Was invited to attend next public meeting. - Concerns were raised regarding cost of proposed gym project, which is still in planning stages, but identified in Live Live Morvern. Reassured that it will only go ahead if business plan and projections are positive. SP very aware of need for long term planning.	Decision: approved with 11 votes + 8 proxies Action: SP/AD to plan meeting dates for 2026.
Appointment of auditors	Proposal: the board recommend appointing EQ Chartered Accountants as our auditors for the year ending 31/03/2026.	Resolution 3: To appoint EQ Chartered Accountants as our auditors for the year ending 31/03/2026. Decision: approved by 11 votes + 8 proxies
Retirement & election of directors	4 nominations for Directors have been received, proposed and seconded: • Miles Welsh: unanimously elected • Angus Robertson: unanimous elected • Brian Rendall: elected with 9 votes • Peter Lawson: not elected (6 votes for, 14 votes against, incl. proxies) Congratulations to all new directors.	
Adoption of updated Mem & Arts	Updated Memorandum and Articles of Association, which comply with requirements for community right to buy, can be found on https://morvern.org/constitution-and-legal	Resolution 4: To adopt the updated Memorandum and Articles of Association Decision: approved unanimously by all present and all proxy votes
AOB	The recent storm has emphasised need for community resilience in emergencies, which will be the main focus of next week's Morvern Community Council (MCC) meeting, so please come along to share ideas and concerns. MCDC, MCC and Morvern Community Trust will work together to improve this for the future.	

Close of meeting	19.15 on Tuesday 7 th October 2025	
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