

TGDT Open Meeting Minutes 03/07/2024 – Glenlivet Hall

Tilly Smith opened the meeting welcoming everyone to Glenlivet Hall and apologising for the delayed start and that minutes for the previous open meeting weren't available.

The floor was opened to questions

Dru McPherson (DM) delivered a request for an Extraordinary General Meeting to discuss the affordable housing development. The trust board accepted the request and agreed to set the meeting up as soon as practically possible.

Mark Johnson (MJ) highlighted the issue of communication between Community Housing Trust, TGDT and residents.

Scott Ashforth (SA) asked a question about the doors that had render splatter on them, Tilly answered some of the doors would likely be replaced as part of the snagging.

Charlotte Rogers (CR) spoke of over 100 snagging items on her property and the lack of heating since October 2023. Charlotte highlighted that the properties were not affordable and that she and her 2 year old son had received electric shocks from appliances. TS said TGDT commissioned an Electrical Installation Condition Report as soon as we were made aware of the electrocutions and this came back showing the installation meets the relevant standards.

DM spoke of recent TGDT communication that referred to non payment of the maintenance fee. DM insisted that the demands for a maintenance fee were illegal as he stated the completion certificate was issued on 24th May 2024.

MJ asked the trust board what information it is that they don't have as the residents present have emailed Community Housing Trust repeatedly with their concerns.

SA asked the trust board if they have faith in CHT, TS replied on behalf of the board that yes the board have faith in CHT. DM stated that CHT had let TGDT down.

Phil Rogers (PR) asked why TGDT isn't joining the 4 property owners against CHT, Tilly responded that they are our partner in the project and have provided support throughout the project.

Crystal Hill (CH) stated that this is all residents speak about, this sentiment was echoed by CR. CH and CR urged the trust board to act on behalf of the community.

Members asked the board to convene a vote on the request for an EGM to address the multiple issues arising from TGDT's development on the former old school site, Tomintoul.

An initial statement of 'overwhelming majority' following a show of hands in favour of the motion was characterised as dismissive by CH and a count was demanded by members.

For 21 + 35 proxy votes

Against 0
Abstained 0

PR stated that the EGM should be within seven weeks according to Section 303 of the Companies Act 2006.

Karen White (KW) asked the board who they worked for? TS responded that the board are volunteers. KW went on to state the board work for the community.

DM asked what happens when a property hasn't been constructed to planning and building warrant? And stated the mortgage ombudsmen get involved. DM went on to state the TGDT board is not privy to all the information. DM insisted that CHT are not present at the EGM, the TGDT board stated they cannot agree to this.

Ellie Richardson suggested TGDT should consider its position as the 5th property owner.

PR suggested the board is being hoodwinked by its main contractor Alpha Projects.

DM suggested that if the trust folded the assets would pass to another charitable organisation with a similar remit such as CHT.

There being no other business the meeting was closed at 2005h