

Waterside Miners Charitable Society

Registered Scottish Charity Number SC003983

Trustees' Annual Report

1 February 2025 to 31 January 2026

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

Address: c/o Secretary, 3 Muirhead Cottages, Waterside, Kirkintilloch, Glasgow, G66 3NQ

Email: waterside.mcs@gmail.com

Telephone: 07368 984273

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

Facebook: Waterside Community Hub

Structure, governance and management

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

The trustees come from a variety of professional backgrounds and have a wealth of knowledge in:

- Sales and Marketing • Information Technology • Accountancy
- Project Management • Community Involvement • Engineering
- Publishing and Communications

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 taken since May 2022 and in the financial year ending 31 January 2026

Since May 2022, when the charity was brought back into governance, charity members have been busy with regular updates to our business plan, feasibility study, and architect plans; surveys; community engagement; meeting with councillors, MPs and MSPs; preparation of our planning application; working with our demolition contractor; obtaining a demolition warrant; co-ordinating with gas, electricity and water suppliers; and most important, the preparation of a robust fundraising strategy – all with the aim of demolishing the derelict club building and making the construction of this much-needed community hub a reality.

During our journey we have come up against numerous administrative and legal challenges, which we have managed to overcome with hard work and persistence.

None of this would have been possible without the support and advice we have received from the following organisations and partners:

Office of the Scottish Charity Regulator (OSCR)
Business Gateway
Coalfields Regeneration Trust (CRT)
East Dunbartonshire Voluntary Action (EDVA)
Community Planning Partnership, East Dunbartonshire Council
Community Enterprise and Investment Scotland (CEIS)
Scottish Council for Voluntary Organisations (SCVO)
Coal Industry Social Welfare Organisation (CISWO)
Development Trusts Association Scotland (DTAS)
Community Ownership Support Service (COSS)
Dunbartonshire and Argyll & Bute Valuation Joint Board (DAB-VJB)
NatureScot

Phases of project

Phase One – Demolish the existing building – Target: end 2026 to early 2027

Phase Two – Complete our Planning Application – Target: March 2027

Phase Three – Construct the New Hub – Target: end 2028/29

Partners

The progress of the project is now solely dependent on raising the necessary funding, and we are pleased to report that the following funders have given us excellent support, which is ongoing:

- **Cala Homes • The Coalfields Regeneration Trust • EDC Community Grants**
- **The Robertson Trust • Kelvin Valley and Falkirk Community Led Local Development Fund**

We have had tremendous encouragement and letters of support from the following MPs, MSPs and councillors:

Susan Murray MP	Ross Greer MSP	Cllr. Stewart MacDonald
Katrina Murray MP	Katy Clark MSP	Cllr. Aidan Marshall
Stuart McDonald (former MP)	Paul O’Kane MSP	Cllr. Willie Paterson
Neil Bibby MSP	Provost Gillian Renwick	Cllr. Pamela Marshall

Actions taken during the 2025/26 financial year

FEBRUARY 2025

Activities in February revolved around looking at how a Local Place Plan might help the community hub project; making the former club building secure and bringing demolition closer; embracing all potential funding opportunities.



Local Place Plan

Meeting with EDC planning officers Richard Todd (Land Planning Policy – Policy Planner) and Elisa Meza Nogues (Economic Development and Place Policy Officer) to discuss next steps on the Waterside Area Local Place Plan, which will be a chance to highlight the need for a community hub and the area-wide support there is for it.



Progress at derelict club/hub site

Security fencing erected and windows and doors reinforced by Reigart Contracts to keep out unwelcome visitors.

Potentially dangerous outbuildings demolished as a health and safety measure.



Having inspected their previous work at the property, SGN confirmed gas disconnection was complete.



Funding

Meeting with Charlie Morton of Business Gateway to discuss latest sources of potential funding.

Meeting with Katrina Murray MP to discuss funding opportunities and government initiatives.

Funding applications ongoing.

MARCH 2025

In March members were excited to see the revised architect plans for the hub and to get ready for the Easter duck race, which the charity would again be running. Then there was planning for transformation to SCIO status; ongoing fundraising while seeking to reduce charges on the derelict building; and a walk celebrating the mining history of our organisation and the area.



Hub design

CD Architects presented updated plans for the new hub to members following feedback from the Planning Department and stakeholders.



EDVA – SCIO support

Meeting with EDVA's Graham Branscombe to prepare a Scottish Charitable Incorporated Organisation (SCIO) constitution for submission to CISWO for agreement.



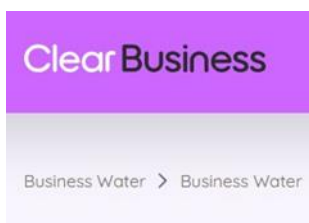
Preparing for duck race

Final preparations were completed for the Easter Duck Race, scheduled for Easter Monday, 21st April. This included decisions about activities, and matching volunteers to roles.



Mining Landscapes

Waterside Miners Charitable Society hosted a walk around the Eco-Museum of Scottish Mining landscapes Route 50, which starts and finishes at the site of our future Waterside Community Hub.



Water

After lengthy negotiation, Clear Business confirmed that Charity Exemption for water charges had been approved for the current year.



Funding

Funding applications ongoing.

APRIL 2025

With April came the Waterside duck race, bringing attendees from all around and also two new events: a boat race with vessels made by the competitors, and a rock trail with painted rocks by the Eco-Museum of Scottish Mining landscapes. Otherwise, fundraising was our focus.



Waterside Easter Duck Race 2025

The event was a great success, with duck race, orienteering, Eco-Museum rock trail, Easter bonnet competition, boat race, Easter Bunnies distributing chocolate eggs, and a very large raffle – all enjoyed by the impressive number of people who turned out on a wet and windy Easter Monday.



The Duck Race raised £1,136 for our funds, while the raffle brought in a further £633. Local coach company LA Travel also made a generous donation.



Funding

Funding applications ongoing.

MAY 2025

In May we concentrated on funding and surveys for the Local Place Plan.



CISWO

Meeting with CISWO to review progress on the project and to discuss a new list of potential funders.



Three wishes survey goes to school

Around 200 children at Gartconner Primary school took part in the CRT's 'Three Wishes for My Community' survey, providing excellent information for both the community hub project and the Local Place Plan covering much of the area the hub will serve.



Funding

Funding applications ongoing.

JUNE 2025

In June we were once again seeking to raise funds – both on a small scale at the Kirkintilloch Gala (in the pouring rain) and on a larger one with applications to funders.



Kirkintilloch Gala

The charity took a stall at the annual Kirkintilloch Gala day and had a prizes-galore tombola, which brought in £241 for our funds.



Funding

Funding applications ongoing.

JULY 2025

July saw charity members and helpers trudging the area intent on gaining responses to the CRT's survey for the Local Place Plan, when not working on fundraising.



Three wishes survey hits the doors

Cards for the 'Three Wishes for My Community' survey have now been delivered to Weaver's Brae, Fauldhead, Duntiblae, Woodilee and Waterside with the aim of gathering info for the Local Place Plan (residents' aspirations for improvements to the area), and responses have been coming in thick and fast, with really helpful views and comments, including on the community's need for a hub.



Funding

Funding applications ongoing.

AUGUST 2025

In August one of our trustees began concentrating almost exclusively on fundraising, only breaking off to help with a presentation for local stakeholders and to attend a funding webinar.



Full-time fundraising work

In line with our Funding Strategy, it was time for one member to move on to funding applications full-time.



Presentation preparation

Presentation put together for GRACE Sharing Time networking event, where we have an opportunity to promote our hub project to potential stakeholders, people of influence, and other interested parties.



Training attended

Webinar for The People's Postcode Lottery clarifying criteria for their funding applications.

SEPTEMBER 2025

In September we finalised our annual submission to OSCR, and gave a very well-received presentation at a networking event. Of course, fundraising activities continued.



Trustees' Annual Report and accounts

Trustees' Annual Report for year ending 31st January 2025 and Financial Returns submitted to OSCR.



GRACE Sharing Time presentation

Presentation made to GRACE Sharing Time event to raise awareness about our project – with a fabulous response from attendees, including stakeholders and representatives of other agencies, support and recovery services, as well as East Dunbartonshire councillors.



Training attended

- Business Gateway Intro to AI for small Businesses webinar
- DTAS Community Right to buy webinar



Funding

Funding applications ongoing

OCTOBER 2025

October found charity members celebrating some fundraising success and moving towards bat roost removal – a key stage on our path to demolition of the derelict former club.



Funding

Kelvin Valley and Falkirk Community Led Local Development Fund awarded our charity a very welcome £15,000 toward the demolition costs of the existing (derelict) building.

Other funding applications continued.



Networking

Attended Scottish Community Development Network (SCDN) event to discuss group representations to East Dunbartonshire Council regarding common needs.



Bat roost removal preparations

Starling Learning advised on our application to NatureScot for a licence to remove bat roost prior to demolition; they will additionally prepare a Species Protection Plan.

NOVEMBER 2025

In November members of the charity were delighted to receive a mini version of the proposed hub from our architects, as well as a much-appreciated donation from AIS Vanguard.



Scale model

CD Architects provided a scale model of our proposed community hub to support ongoing presentations to stakeholders and funders.



Funding

AIS Vanguard made a very generous donation towards the community hub project.

Letters were written to 24 local solicitors to establish if they had a Charitable Legacy Fund.

Funding applications ongoing.



Networking and support

Attended EDVA Annual General Meeting.

DECEMBER 2025

The highlight of December was a Christmas event in which the community's purchases of raffle, tombola and entry tickets meant Santa (or in this case Stacey) was very generous to the charity.



Community event

Nails by Stacey, with a little help from Archies Deli, put on a Santa's grotto and mini fair, with all the proceeds (£227.50) going to our funds.



Demolition preparations

We applied to NatureScot for a licence to remove the bat roost from the building as required before demolition.



Funding

Funding applications ongoing.



Sharing strategies and networking

Our president was invited to Pollokshaws Hub to give a presentation on how we had set about developing our community hub project, since they are working on a similar enterprise.

JANUARY 2026

January brought an opportunity to tell St Ninian's students about our hub project, and then it was all go on removing the bat roost and having the required pre-demolition asbestos survey done.



YPI Fair at St Ninian's High School

The charity took part in the Youth and Philanthropy Initiative (YPI) Fair at St Ninian's, with members answering questions on the project from well-prepared students.



Licence to remove bat roost secured

Starling Learning provided the Species Protection Plan to support our licence application to NatureScot to remove the bat roost (unoccupied at this time of year), and NatureScot awarded said licence.

With assistance from Wild Surveys, the roost in the eaves was duly removed in February 2026 by Reigart Contracts, who carried out an asbestos survey too.



Funding

Funding applications ongoing.

FINANCIAL REVIEW

Bank balance when charity re-formed (17th May 2022): £336.60

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

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

Bank balance at 31st January 2026: £29,991

The completed and inspected receipts and payments account for the year 1st February 2025 to 31st January 2026 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 £250, this means a reserve of £750.

Additionally, we have an unrestricted contingency fund of £5,000, held back to cover any extraordinary expenses we incur, for example legal fees.

Details of any deficit

Not applicable

Donated facilities and services

Not applicable

Future plans

- Become a SCIO (awaiting further input from CISWO)
- Have asbestos removed from the building
- Have the building on the Waterside Miners Club site demolished
- Continue with fundraising at national and local levels
- Remain a lean and efficient charity
- Step up our recruitment drive for new members
- Set up an advisory team (stakeholders) to take our project to next level regarding design and usage

Trustees' Annual Report signed and approved on behalf of the charity trustees by

Cordelia Lilly (Secretary)

10 August 2026