

Minutes of the Extraordinary Meeting of Lucky Ewe Trustees held on Friday 29th March at 19 Crossgate, Cupar and via Zoom at 9:30am.

Trustees present: Joan Brown, (Chair), Jill Dawson, (Treasurer) Abby-Leigh Doig, Libby Elliot, Hazel Fletcher, and Mary Gibbon, (Secretary)

Apologies: Alana Paterson-Brown, Susan Usher

Matters Arising

The AGM minutes were ratified with the proviso that the sentence. "Lucky Ewe has received £500 from a kind and generous supporter," is inserted.

Item 1:

The meeting was called to decide what action is needed to finalise the Lucky Ewe lease with NHS Fife. Trustees discussed the best strategy to achieve this and looked at the NHS Fife clauses. Some salient points are outlined below.

Access Routes:

"Can you confirm what discussions your clients have had with the owners of any land outwith Board ownership across which this route runs?"

R Dawson, the farmer who has hitherto used the land, stated in past conversation with us that the track through his farm steading may not be used for vehicular access. For 10 years, with the full agreement of NHS Board, R Dawson has used the tracks and been the beneficiary of this public asset, and the recipient of revenue from the produce of the 71 acres of agricultural land owned by NHS. Now, since October 2023, he has been obliged to quit the land, to his detriment, and is unlikely to change his view, to benefit Lucky Ewe, on vehicular access through his steading. Lucky Ewe has already been approached by members of Sustainable Cupar with a view to improving this core path, the drainage in particular. We would expect to make such improvements as needed.

"The access being taken could not interfere with the rights of any other users of the hospital site including patients, staff, visitors and the football teams who use the football pitches."

"Your clients will appreciate that given that this is an operational hospital that any access taken will require to be tightly controlled by the Board. This access route would only be able to be used for pedestrian and non-agricultural and non-construction vehicles. No livestock could be taken via this route."

Lucky Ewe will need vehicular access to the land we are renting from NHS at the start of the lease. In accessing our new site, we will mitigate disruption by offering that recurring feed and deliveries by van and lorry can be left at the road end, and we can collect deliveries using our UTV Hisun 450 with trailer. Staff and our clients with additional support needs, (including learning disability, autistic spectrum disorder, anxiety and social and emotional difficulties), if necessary, can be asked to walk in from the road end. Unfortunately, this would exclude our clients with mobility impairment.

Funding will come for the Red Route via the Community Ownership Fund, matched by Fife Environment Trust. Both funders require a signed lease to be in place before accepting grant

applications from a successful CAT applicant like Lucky Ewe. For the avoidance of doubt, the signed lease must precede successful funding.

“All services will require to be entirely separate from the Board systems and to run along routes which have been previously approved by the Board. The Board needs to ensure that the services serving your client’s site does not cause it any difficulties in the longer term as regards any future redevelopment or sales etc of the hospital site. Can your clients now provide a plan showing the proposed route of their services?”

Trustees were puzzled that NHS is preparing to lease a building whilst refusing to utilise the services of water and electricity therein. Scottish Water owns the water supply infrastructure and how the site is provided with water is their decision. Advice from an electrician who attended the site previously, advises that it is entirely feasible and safe to share an electricity supply with the NHS site,

After discussion, it was agreed that Joan will:

- email our solicitors setting out Lucky Ewe’s reply, as agreed by trustees at this meeting, to the NHS legal team’s latest clauses.
- write to elected representatives and all relevant parties to appraise them of the ongoing delay in getting the lease signed.
- contact Neil McCormick regarding a meeting in early April to facilitate an entry date by 1st May 2024.

There was no other business and the meeting finished at 12:00.