One Dalkeith has already come a long way since its inception in 2015 when Dalkeith’s two local community councils (‘Dalkeith & District’ and ‘Eskbank & Newbattle’) held a joint public meeting to explore what people from all of Dalkeith’s communities wanted for the town. The community said Dalkeith needed:
- An improved Town Centre
- Community facilities
- Community cohesion (bringing people from all parts of Dalkeith together)

This year 2017/2018 has been a very exciting year. Following our 4th Public Meeting in May our most prominent initiative this year was launched within the Economy Petal. The Business Improvement District consultation (BIDS) commenced with local businesses and the community. We employed Tony I’Anson as our BIDS manager and engaged Tartan Jigsaw/The Place Team for the vision and strategic direction of the BIDS process.

We continued with good works to support community-led initiatives under the Environment and Arts, Cultural & Heritage “petals” of the Trust. All of these activities undertaken by volunteers who, at the same time, made sure that the Trust maintains compliance with the DTAS guidelines and contributed to the BIDS process too.

At the close of 2018 perhaps the most exciting activity was realised for One Dalkeith, the opportunity to take up community facilities at Eskdall Court, the old “pick n save” building for those who remember it. A significant space with so many opportunities, we are taking a 6 month time period in 2019 to explore exactly what this building can do for you and for Dalkeith. I can report that we have recruited a part-time Development Trust Manager and I’m sure 2019 will be reporting much more on this exciting phase of our progress.

We never lose sight of the feedback given in the early consultation phase.

To date we now have more than 200 members and together we are making progress to deliver the needs and desires of our community.

Douglas Strachan
Chairman, One Dalkeith

The Petal image used by One Dalkeith represents the five areas identified by the community during the consultation phase, to bring about improvements to local and community life.

Reports from each of our volunteers and board members follows, covering the activities we have carried out under each petal. There is no specific report for the Town Centre Petal but it is clear that all our activities aim to improve our town centre, from litter picking to partnership working to business consultation. We find that our voluntary work blurs the edges of each petal, where no single activity serves just one purpose.

If we make small changes or embark upon “think big” activities, all contribute to the betterment of our community.

So what exactly is a BID?

A BID is a business-led initiative where businesses work together and invest collectively to improve their own business environment. BIDs across Scotland focus on what is a priority for their town or area.

A BID creates a partnership between businesses across town and key stakeholders.

A BID is not a substitute for central or local government investment, but an additional investment to strengthen the local economy and give local businesses a unified voice, helping to provide an arena for businesses and local authorities to increase their understanding of each other’s priorities.

A BID is an investment in added value services that will support the local trading environment. The crucial benefit of a BID is that the goals and actions are set by the business community for the benefit of the local business community. Expenditure is targeted to get the best return on the bottom line. Projects are agreed after extensive consultation and the investment is spent locally, in local business for the local community.

Normally a partnership with the local authority, a rural BID is also likely to be a partnership with the local Development Trust, Heritage Trust or Community Council or any other local group which has the same objectives as the business improvement district or there is a need to collectively work together to bring about improvement to the local area.

Whilst common projects for business improvement districts relate to access, safety and security, cleansing and marketing and promotion, rural projects could also include renewable energy, local employment, digital projects, workshops and arts centres, public sector asset transfer and the delivery of local services.

The different types of BIDs are listed on the BID Scotland website here.

https://onedalkeith.wildapricot.org/Scotland-BIDs

The BID Consultation 2018

This aspect of One Dalkeith’s activities consumed a great deal of the volunteers time in 2018, more than any other activity. We pooled volunteer efforts in order to speak to the local businesses (more than 300), prepared leaflets for distribution to business and residences, had feedback cards printed; and embarked on a military style exercise to gather comments. We even called the CAB building gifted to us by Dalkeith CAB as our war room.

The BID process created so many opportunities for collaboration and building new relationships with our Midlothian Council support team, as well as the kind offer of the use of facilities from Dalkeith CAB. Restoration Yard at Dalkeith Country Park offered to host steering group meetings, and our chair person’s office was offered for many leafleting meetings and great coffee. Without the good will and enthusiasm, this was a daunting task this year and we are ready for the next stages.

We made the front page of the Advertiser.
A list of who and what for the BIDs process. For those who love a list.

- Appointed Tony I’Anson as project co-ordinator
- Initial business engagement at Corn Exchange
- Application for BID seedcorn funding
- Development and ongoing enhancement of steering group
- First Press release
- Secured BID campaign room (war room) at CAB
- Steering Group Meetings at Restoration Yard
- Mail shot
- Update & liaison meetings with MLC elected members & officers from the following departments of the Council.
  - Town Centre Regeneration
  - Property Department
  - Business Gateway
  - Economic Development
  - Communications & social media
- Direct mailings and second press release
- Database development - consolidating feeder databases, iterative verification and validation.
- Business engagement - over 150 personal visits
- Business Drop-In sessions featuring promotions by Micronex gift card business and Utility Savings from Eyebright Utilities.
- Business engagement augmented by a visit from MSP Andy Wightman
- Steering group visit by MSP Colin Beattie
- A BIDS community meeting at the Scottish Parliament to understand and share the experience of the Night Time economy was attended by a trustee and a member.
- Liaison meetings with BIDs groups at Galashiels and Kirkintilloch, to see how other towns do it.

After all of the above, we enlisted Tartan Jigsaw/The Place Team who took on the professional role of consultation in the town centre.

**Tartan Jigsaw/The Place Team, and DOT**

Tartan Jigsaw who also trade as The Place Team were appointed to carry out the analysis of the data arising from the business visits and paper/electronic questionnaires sent out to business and members of the public.

DOT is the Destination Optimisation Tool that they use to enter the feedback information and analyse.

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**The DOT**

The Destination Optimisation Tool (DOT) has been created to assist places identify current issues and opportunities, to develop strategic focus and make best use of limited resources. With a clear focus on capturing and assessing data around economic, social and environmental aspects, the consultation tool is ideally suited to destinations wishing to improve their overall place. Drawing on national and international research into high performing destinations, the consultation tool utilises an innovative mix of digital technology, social media and traditional community engagement techniques to reach out and engage businesses, the local community and visitors. The tool can be used to identify opportunities for investment, gauge support for key projects and can be used to monitor key elements of a place experience over a specific timeframe. A valuable part of the process.

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**Economy Petal Successes in 2018**

Clearly the BIDs process is a success to date but is in the early stages which should lead to a vote in the community, to support town and area regeneration based on the process feedback. 2019 will be a definite “watch this space”.

Apart from the BIDS process, One Dalkeith also supported the aim of a [Weir Hydro Scheme]. A member of One Dalkeith had been exploring the options of an energy scheme delivery power from a Hydro facility in Ironmills Park, utilising the weir of the river Esk. Unfortunately this project has not progressed this year as issues arising have prevented progress.

One Dalkeith remains committed to supporting this project should the situation change. In particular deadlines being met to acquire the feed-in tariffs to make the project economically viable.

**What Next?**

Continued brand awareness raising of the BID by further one-to-one consultation with the business community is planned. DOT light? Don’t ask.

Business surgeries or clinics, BID quarterly reports.
A successful Midlothian and Borders Tourism Action Group (MBTAG) Innovation fund to be utilised with the possibility of launching a Halloween festival.

An APP called “Scotland Starts Here” will feature local Nature, History, Family Days Out, Arts and Entertainment and lots more!

Further procedural requirements will be implemented with MLC for the ballot process targeting a ballot date of 11th Nov 2019.

And more……..

**Community Facilities Petal**

From our year of community consultation you told us that you wanted to improve life in Dalkeith. You wanted it to be the best it could be, by enhancing the provision of community facilities.

There is no central multi-purpose community facility in Dalkeith, though there are a number of diverse community spaces around the community. The community asked One Dalkeith to consider opportunity for spaces for soft play for children, a community café, a third sector space and start up office accommodation.

There is also an aspiration for having a medium to large space for community events such as craft/art fairs, pop up events such as cinema, etc.

A clear mandate was given that facilities need to allow activities that span the ages including young children, young adults/teenagers and older residents.

The aspiration of what community facilities should be were articulated during the consultation phase as:

- Community Facilities (inexpensive or free: centrally located, community owned that can income generate to allow for community use)

In aiming to deliver what the community want the ‘Introduction to One Dalkeith’ document planned to focus on three main areas:

1. Pursue improved access to and availability of existing facilities.
2. Explore community management and/or ownership of a facility.
3. Build consensus on uses for a centrally located multi-purpose facility.

**What were the challenges?**

The economic challenges facing the whole country are mirrored in any charitable and income generation work One Dalkeith undertake. Undaunted, a small group of One Dalkeith community members have worked together using intelligence gained from the European Social Fund - Aspiring Communities Fund- Event Project Report (spring 2018) and continued engagement with One Dalkeith community members. With the support and in partnership with Midlothian Voluntary Action (MVA), Midlothian Council employees and local elected members, One Dalkeith has explored how we could rise to the challenge using a variety of grants available to charities.

The community said in 2018 that there was a sense of urgency in securing community facilities for Dalkeith. This first year as a registered charity has been about continuing to listen to the community and seek further detailed clarity of expectation, refining thinking, critically analysing assumptions and reviewing options in order to produce possibilities that can be presented to the community for consideration.

**What activities have we undertaken?**

- Completed a basic competitor analysis of other community cafes and soft play facilities and risk assessed options in order to refine and inform a final business plan.
- Established a working group and consulted with the community on whether they want 21 Eskdaill Court as their Community Facility.
- Initiated the transformation of 21 Eskdaill Court through Community DIY working together

**What are our biggest successes?**

- Continuing to collaborate and engage with One Dalkeith community members and the community as a whole.
- Successful in securing funding from the Scottish Community Alliance to pay for a Community Enterprise Consultant. This has helped us assess the financial stability (undertaking financial modelling) and the viability of a proposed social enterprise business model and funding strategy, and has supported the development of a high-level business plan.
- Successfully secured 3 years funding from the Midlothian Council Large Grants Scheme.
- Secured a lease until end July 2019 (with option to roll forward) on 21 Eskdaill Court, Dalkeith
- Established a working group and consulted with the community on whether they want 21 Eskdaill Court as their Community Facility.
- Advertised and appointed (one day per week) a member of staff to progress One Dalkeith objectives.

**Pictures paint a thousand words……..**

- The facility being considered by One Dalkeith to deliver the community vision.

**Environmental Petal**

**What activities have we undertaken?**

- Litter Picks

We continue to promote litter picks in our community, not just in Dalkeith but the wider Midlothian community too. Lending kids-sized litter pick equipment to other community groups we hope to continue to promote keeping our streets and open spaces free of litter.

We have provided the litter pickers to Kings Park Primary School, Mayfield and District Community Council and Woodburn Primary School this year and we are always keen to help any community group to carry out their own litter pick.

Kings Park Primary School cleaned up a long forgotten area of Dalkeith called “China Gardens”. Creating a Nursery Forest School in the area, what a great job they did.

- Established a working group and consulted with the community on whether they want 21 Eskdaill Court as their Community Facility.
Dalkeith Town Centre Litter

The town centre of Dalkeith was a focus of litter-pick activity for One Dalkeith from the beginning. We feel that when we do a little, then there can be a knock on effect other organisations doing even more. Following the One Dalkeith town centre litter picks, the local council has improved litter management in the town, leading to cleaner streets and pride in the local environment. A great success.

Councillor Cassidy elected in 2017 and a keen supporter of One Dalkeith, was instrumental in the ongoing improvement of litter management 2018 and we are grateful to Colin and the waste management team at Midlothian Council for this.

Guerrilla Gardening Success

The Woodburn woodland that was cleared in a litter pick event in 2017 was planted with gooseberries, raspberries and currants at the woodland fringe after the event. Despite initial restrictions placed by the insurers of the school property, it is pleasing to report these have been overcome and not only is the woodland available for primary school activities and in a fit state to be used, the planting has flourished. Not sure there’s enough for the gooseberry pies. Yet.

We also planted a very small section of the Council’s land around the Library a couple of years ago. Sad to say that the section on the corner where we planted edible Rosemary herb plants was flattened and the cigarette ends and rubbish soon re-appeared. Perhaps because One Dalkeith made people look at this corner, it has now been infilled with stone slabs ready for the placement of the James Stagg memorial.

Whilst the corner planting was flattened we took another shot at a section around the corner. Here it is. Take a look the next time you walk past, it’s doing really well now after regular tending and watering over the hot summer of 2018 and the addition of a lovely Viburnum plant in the centre, donated by Midlothian Council from stocks held at Vogrie.

Dis-used Railway Corridor as Cycle/Footpath

For several years the dis-used Smeaton railway corridor in Eskbank had been discussed by the Eskbank and Newbattle Community Council (ENCC) and was included in the area Neighbourhood Plan (NP) in 2014 for consideration of its Bio-Diversity. The Eskbank Amenity Society were appointed the lead group for the NP for the Torsonce/Ancrum Bio-Diversity Corridor (T/ABDC). ENCC continued to hear concerns about litter and waste dumped in the corridor, as well as hearing of its potential as a walkway following the loss of paths to Borders Rail.

At the One Dalkeith 4th public meeting the desire for the walk/cycle way was raised by those attending the Environmental Petal discussion group. One Dalkeith raised the possibility of a cycle path with Sustrans, with a view to securing funding for a feasibility study, widening the scope to a walk/cycle path from the Eskbank train station to Kings Park, utilising the T/ABDC.

The scope of works for the feasibility includes an Environmental survey, structural survey, tree survey, community consultation and agreement of land owners if the project is to be viable. Midlothian Council have endorsed this project, to support it.

What is Sustrans?

SUStainable TRANSport are a civil engineering charity whose aim is to encourage people to walk and cycle more as a starting point for reducing motor traffic and tackling its adverse effects.

https://www.sustrans.org.uk

Susan Goldwyre
Board Member

Arts, Culture and Heritage Petal

Activities Fair

An Activities Fair proved to be one of our best events in 2017, so good we held another this year.

We have no doubt that continuing conversations with community groups has raised awareness of the diverse groups that already exist in our community, and One Dalkeith aims to support community groups wherever it can.

Big Art

The four main community user groups of Dalkeith Arts Centre; Dalkeith Arts, One Dalkeith, Art Club and the Krafty Crew came together to create a feel-good Christmas event for the community. With live music, mulled wine, mince pies, a bake stall, craft activities and local artisan craft stalls; the event was a pop-up hub of artistic community life.

The event attracted 149 people and raised over £300 for the Big Art collaboration, half of which will be used to fund future collaborations together.

In supporting local organisations One Dalkeith was able to help in the process of making a funding application for a recent Creative Arts Community Café hosted by Krafty Crew.

One Dalkeith representatives attended a variety of other community-organised events in the year. Engaging with over 240 local community groups, schools, colleges, faith groups, businesses, festival and family fun day organisers; supported other community organisations with planning, collaboration and attendance at their events. Met with Development Trusts, MSPs, MP; Councillors, Midlothian Council, and third sector groups.

Heritage

Dalkeith - where the past comes to life. To understand the present, you need to look at the past ….

In the community consultation stage of One Dalkeith one of our trustees with an extensive knowledge of the dark history of Dalkeith offered “Dark, Deadly Dalkeith” themed events, where the community were invited to a taster session of the equivalent to Edinburgh’s guided tours of alleyways and dark courtyards.

Dalkeith’s past came to life to very engaged and enthralled locals eager to find out about the town’s medieval witch trials, stories of hangings, characters and events from down the centuries. The audience were so pleased to be living in the 21st century when they learned about the practice of body snatching which was a common occurrence in the early 1800s. The group finished their tour and calmed their shattered nerves with a drink at the Dalkeith Museum. Tickets for the events were snapped up within eight hours of being released and the evening proved a real success.
Next Steps

One Dalkeith has been asked to support local projects and there are now so many significant projects that in the future we will be applying the SBAR (Situation, Background, Assessment and Recommendations) format to review, assess and agree or not to take a project forward.

SBAR format for Project Management

One Dalkeith has approved a process for community individuals/groups who are requesting that they progress new projects/work/funding applications under the banner of One Dalkeith. This will be presented in a brief report in SBAR format. This is a technique that can be used to facilitate prompt and appropriate communication of highly complex information/requests. This communication model has gained popularity in a variety of organisational settings. It is a way for professionals to communicate effectively with one another, and also allows for important information to be transferred accurately and supports transparent decision making. SBAR helps to ensure organized and predictable outcomes.

Membership

One Dalkeith has grown its membership by over 100% in the year 2017-2018. Following the fantastic opportunity of the community facilities at Eskdaili Court, the membership is now growing at an even greater rate. Being much more visible to the community has helped enormously, with the opportunity for people to just walk in and lend a hand.

Members Meetings

With new facilities and so much opportunity arising, One Dalkeith intends to hold more members meetings in the future. We hope you will want to be involved.

Want to become a member of One Dalkeith?
Go to our home page on OneDalkeith.info and click Join In.
It’s free to join.

Financial Review

Income and Expenditure for the Year Ended 31 December 2018

Income
Donations and Grants | 26,497

Expenditure
Charitable Activities | 18,980

Net receipts/Payments | 7,517

Balance sheet
Reserves
Unrestricted funds | 2,093
Restricted funds | 9,180
Total funds | 11,273

Fixed assets | 0
Creditors | 0
Current assets | 0

Reserves policy
One Dalkeith has no policy for accumulating reserves. A surplus in any year is expected to be used in succeeding periods.

Donated facilities and services
The following facilities and services were donated to One Dalkeith: Use of premises - Dalkeith Citizens Advice Bureau, Douglas Strachan Architect, Trustees and their families. Restoration Yard for BID steering group meetings.

Joy Godfrey
Board Member, Treasurer and Secretary
The charity had its inaugural meeting and constituted as a steering group in July 2015. It constituted as a Development Trust in September 2016 and formed a Scottish Charitable Incorporated Organisation (SCIO) on 21 December 2017. The activities of the organisation prior to incorporation are summarised in a note to the accounts. The funds balance at the date of incorporation has been transferred to the SCIO.

Unrestricted funds
A grant of £2000 was received from Foundation Scotland’s Express Grants fund for core costs. Donations of £289 were received from community members at One Dalkeith’s Launch and two community events.

Restricted funds
A grant of £8,868 was received from The Energy Saving Trust for a feasibility study into having a community-owned Micro Hydro at Ironmills Park. A grant of £15,339 was transferred to One Dalkeith from Midlothian Council for a consultant to develop a Dalkeith Business Improvement District project plan. This was part of a £40,000 grant from the Business Improvement District Scheme (£20,000), Midlothian Council (£10,000) and Borders Railway Blueprint (£10,000) initially held and administered by Midlothian Council on One Dalkeith’s behalf. The remaining £20,000 will be transferred to One Dalkeith in 2019.

Unrestricted funds
Unrestricted funds showed a deficit for the period of £1,663. When added to the balance transferred from the pre-incorporation association gives a balance at the end of the year of £2,093.

Restricted funds
There was a surplus on restricted funds of £9,180, which also forms the balance at the end of the year.

In total funds under management at the end of the period amounted to £11,273

Reserves policy
The charity has no policy for accumulating reserves. A surplus in any year is expected to be used in succeeding periods.

IAN B WILSON LIMITED
Ian B Wilson C.A., 4a High Street, Bonnyrigg, EH19 2AA

Bankers:
Bank of Scotland
High Street,
When One Dalkeith incorporated on 21st December 2017 there were seven ‘initial charity trustees’. In May, Jenny Churchill resigned and during August and September Susan Goldwyre, Evelyn Fleck and Clark Watson became trustees, having been asked by the board based upon their experience and ongoing contributions to One Dalkeith.

Co-opted Trustees and one third of Member Trustees stand down at the AGM but all may stand for election, as may any other ‘ordinary members’ (those who own One Dalkeith). It is extremely important to have a diverse and effective board with the skills, experience and knowledge to help the community use One Dalkeith to meet members’ collective aims.

**Charity Trustees**

1. Jenny Churchill 21/12/2017 – 08/05/2018
2. Tom Donaldson 21/12/2017 –
3. Evelyn Fleck 03/09/2018 –
4. Joy Godfrey (Secretary & Treasurer) 21/12/2017 –
5. Susan Goldwyre 06/08/2018 –
6. William Goodall 21/12/2017 –
7. John Hackett (Vice-chair) 21/12/2017 –
8. Rae McGhee 21/12/2017 –
9. Douglas Strachan (Chair) 21/12/2017 –
10. Clark Watson 03/09/2018 –

**Want to become a member of One Dalkeith?**

Go to our home page on OneDalkeith.info and click Join In. It’s free to join.

**Our Funders**

![Developers Trust Association Scotland](image1.png)

![Coalfiel's Regeneration Trust](image2.png)

![Midlothian](image3.png)

![Borders Railway](image4.png)

![Scottish Government](image5.png)

![SCOTLAND'S IMPROVEMENTS TRUST](image6.png)

![Foundation Scotland](image7.png)

![STP](image8.png)

**The Small Print**

**Legal, Administrative and Contact Information**

<table>
<thead>
<tr>
<th>Charity name</th>
<th>One Dalkeith</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scottish Charity Number</td>
<td>SC048018</td>
</tr>
<tr>
<td>Address</td>
<td>21 Eskdall Court, Dalkeith EH22 1AG</td>
</tr>
<tr>
<td>Postcode</td>
<td>EH22 1AG</td>
</tr>
<tr>
<td>Website</td>
<td>onedalkeith.info</td>
</tr>
<tr>
<td>E-mail</td>
<td><a href="mailto:chair@onedalkeith.info">chair@onedalkeith.info</a></td>
</tr>
<tr>
<td>Secretary</td>
<td>onedalkeith.info</td>
</tr>
<tr>
<td>Governing Document</td>
<td><a href="mailto:secretory@onedalkeith.info">secretory@onedalkeith.info</a></td>
</tr>
</tbody>
</table>

| Accountants | Ian B Wilson C.A., 4a High Street, Bonnyrigg, EH19 2AA |
| Bankers | Bank of Scotland, High Street Dalkeith, EH22 1JA |
| Governing Document | https://onedalkeith.wildapricot.org/structure |

**Risk Management and Governance**

**Risk Management**

The Board of One Dalkeith are responsible for the risk management and governance of the trust.

One Dalkeith intends to employ a Development Trust Manager in 2019 who will set up policies, procedures (including General Data Protection Regulations), a code of conduct, risk register, programme of audit and standing financial orders. The risk register will enable the Board to monitor and manage risks to the charity.

The Board considers that the principal risks facing One Dalkeith are:

**Governing & Management**

- Board skills, commitment, effective decision making, relationships
- Clear objects
- Funder confidence
- Member led
- Agile and nimble to take up opportunities

**Operations**

- Contract risk
- Complaints
- Effective & appropriate funding applications
- Complaints handling
- Audit
- Security of assets
- Funding
- Employment issues – recruitment of skilled staff
- Sufficient active involvement by members

**Financial**

- Reserves policy
- Compliance with funder requirements
- Fraud or error
- Cashflow

**Compliance**

- Legislation & regulations
- Charity law
- Taxation
- Use of professional advice
- GDPR
- POIs
- Insurance

**Reputation**

- Unmet demand creates negative reputation
- Adverse publicity – loss of trust, morale, relationship with funders

**External / Environmental**

- Demographic considerations
- Change of government policy - funding conditions, dates, tariffs

**The board will ensure;**

- Financial controls
- Monitor performance
- Board is clear on purpose and timescale of funding
- Complaints procedure
- Annual report, AGM, members meetings
- Organisational culture

**Organizational effectiveness:**

One Dalkeith must be able to be used by members to deliver the community aims identified in the ‘Introduction to One Dalkeith’ document and any new ones since its publication. To ensure effectiveness, One Dalkeith will have review systems and processes, members meetings and a members-only webpage that highlights how to join.

- One Dalkeith’s board minutes are published on the website for full transparency.
- Financial: One Dalkeith currently relies on grant funding but members want One Dalkeith to be sustainable. The board will ensure appropriate grant funding applications are made, taking advice from funders and partners.
- Rely on grant funding, know what it is for and used correctly, take advice from funders so that applications are a success, develop reserves, fundraising, seek self-sustaining, business model from beginning.
- Audit, adequate insurance, risk register.

**Safety and safeguarding:**

- One Dalkeith follows Development Trusts Association Scotland’s (DTAS) policies and procedures and has sought advice on individual cases from Disclosure Scotland and the NSPCC.

**Data management:**

- Risk is Data breach
- Online, offline, paper copy, hardware, software
- Wild apricot, built in protection, membership of GDPR, info commissioner.

**Safety and safeguarding:**

- One Dalkeith follows Development Trusts Association Scotland’s (DTAS) policies and procedures and has sought advice on individual cases from Disclosure Scotland and the NSPCC.