



## **FIRST ANNUAL REPORT**

### **ACTIVITIES**

**in period December 2015 to November 2016**

## **The Development Trust**

An informal steering group met in May 2015, following which Cupar Development Trust (the Trust) became a legal entity as a company limited by guarantee on 18<sup>th</sup> December 2016. The Trust's Constitution (Articles) were prepared in terms which should permit the Trust to be granted charitable status by the Office of the Scottish Charity Regulator (OSCR) when the appropriate time comes. The Trust is a community-based development organisation with the objective of improving Cupar's town centre, through working in partnership both with Cupar's active voluntary organisations and groups and with the private and public sectors. The Trust will engage with the community to identify those locally identified needs to which it can contribute.

Founding Directors were registered in January 2016 (Jim Hair, Jennie Hughes, David Kirk, Jim McLeish, Des Montgomery and Bill Pagan). Two further Directors (Pat Mitchell and Violeta Illendo) have subsequently been co-opted. David Kirk and Jim Hair were elected as Chair and Treasurer at the January meeting of the Board. As at 31<sup>st</sup> October 2016, there were 20 Ordinary members of the Trust. The Trust has established a web-site:

[www.cupardevtrust.org.uk](http://www.cupardevtrust.org.uk)

There are no paid staff and all Directors serve as volunteers. The Trust became a provisional member of the Development Trusts Association Scotland in June 2016.

Since its formation the Trust has focused on two subjects:

- Planning the physical regeneration of a core area of Cupar's town centre, and
- Consulting Cupar residents and business owners on the social, economic and environmental issues affecting its town centre

## **The “Inner Court” Project**

When the Trust was formed, Fife Historic Buildings Trust was already delivering major town centre property improvements in the town centre under a [Conservation Area Regeneration Scheme](#) and Town Centre Heritage Initiative (CARS and THI). The Trust believes that the regeneration of derelict land and buildings in the town centre will create confidence for private investment in surrounding property maintenance and restoration. The complex nature of site regeneration calls for a collaborative approach. The Trust is putting this into practice in what has come to be known as the Inner Court project.

To deliver this, the Trust initiated a partnership with Kingdom Housing and Fife Council to redevelop the back-land to the rear of Bonnygate and Crossgate and to fill the unsightly

‘Gap’ site. In September 2015 the Trust in partnership with these bodies commissioned local architects Arc to prepare a feasibility design study of this extensive area of derelict land. The design proposals included affordable housing, creative work-spaces and provision for pedestrians in keeping with Cupar's historic town-scape. The Inner Court project is complex and costly. It will require both private and public investment. Productive discussions among the project partners continue.

The proposal is at the webpage, [Cupar Inner Court](#) as is the opportunity to comment, [Comment on Cupar Inner Court](#)

## **“Cupar Could”**

The Inner Court proposal was included in a significant community conversation promoted by the Trust in March 2016. This took the form of ‘Cupar Could’ - a professionally conducted town centre "Charrette" - to identify the changes to the streets and uses of the town centre that could better serve the needs of the community. Residents of all ages and business owners had the opportunity both to come up with ideas for the future of Cupar's town centre, and to respond to professional planners' views on these and other suggestions. The Trust secured funding from the Scottish Government, the Big Lottery and Fife Council to pay for the significant cost of the Charrette which was led by the professional team of planners and designers provided by PAS, formerly "Planning Aid Scotland".

Before the Charrette began, PAS had undertaken surveys and meetings with residents, community groups, local businesses, public sector staff, the members of Cupar Youth Café, pupils of local schools and several voluntary organisations to find out their priorities. These activities, begun in January 2016, culminated in the Charrette workshops held in the Corn Exchange between 17th and 20th March, all aiming to create a shared vision for the town centre. A steering group of local individuals from all sectors met during and after the Charrette programme and provided invaluable advice and local knowledge.

PAS drew together what had been learned from the Cupar Could conversation. Their full report [Cupar Could Final Report](#) and the summary booklet of community proposals [Cupar Could Charrette Booklet](#) are both available on the Trust's website.

A summary booklet of proposals for place improvements was printed and is available on request. The information secured by the Charrette has been drawn upon to support further grant applications.

## **The Interpretive Plan**

Arising from the Charrette, a working group involving Cupar Heritage and Cupar Development Trust was formed to take forward the preparation of an Interpretive Plan to assess the most effective use of Cupar's heritage to create a town centre heritage trail. The Plan will prioritise proposals and seek funding. A consultative forum of local organisations met on the 24th August and supported this approach.

Patrick Laughlin, an expert in visitor tourism, provided valuable advice into the preparation of the brief for the recruitment and direction of a heritage consultant to prepare the Interpretive Plan. The Trust made a successful application to the Scottish Government Activating Ideas fund and with Cupar Heritage we have called upon a short-list of consultants to submit their proposals for undertaking the task.

[Cupar Interpretive Plan](#)

## **Cupar Heritage Trail**

In advance of the Interpretive Plan, the working group has organised the re-publication of the Cupar Heritage Trail guide, which will be given wide distribution.

[Guide to Cupar Heritage Trail](#)

A reception acknowledging the funding of the publication by local organisations and to celebrate the availability of the guide was held on 22nd November in the Council Chamber of County Buildings. Leaders of local organisations and individuals known to have interest in the conservation and vitality of the town centre welcomed the action taken.

David Kirk

Chair, Cupar Development Trust

25<sup>th</sup> November 2016

[www.cupardevtrust.org.uk](http://www.cupardevtrust.org.uk)