



MINUTES OF ANNUAL GENERAL MEETING

The Langholm Initiative

SC041085

18:30hrs on Wednesday the 15th of April 2026 -The Buccleuch Centre Langholm

Trustees attending: Mairi Telford Jammeh (MTJ) Chair, Barbara Kite (BK) Vice Chair, Daniel Lacey (DL), Eileann Bloomer (EB), Margaret E. Pool (MEP), Mark Hallam (MH),

Staff attending: Angela Williams (AW), Jenny Barlow (JB), Kat Mayer (KM), Yuliana Murray (YM), Phoebe Carter (PC), Rob Mansbridge (RM) & Joyce Ireland (JI).

1. Welcome, Quorum & apologies

Chair (MTJ) welcomed everyone to the meeting and declared we had a quorum of ordinary members.

Apologies from charity trustees Pip Tabor, Pat Joe Hanley and member Denis Male.

2. MoM of previous AGM held Tuesday 8th April 2026*-matters arising

The minutes of the previous meeting were **approved** by member Steve Schofield and **seconded** by trustee member Mark Hallam. Matters arising-none.

The 2025 MoM are available here: <https://www.langholminitiative.org.uk/>

3. Report by the chair, Mairi Telford Jammeh, on the Charity's activities

MTJ offered a summary of work undertaken by the Langholm Initiative – extract as follows:

From April 2025 to the end of March 2026 the Langholm Initiative has continued to place most focus on the development of the Tarras Valley Nature Reserve but has continued with the information hub. The work on the development of the Townfoot Sports Centre though Campbell Scott has now ended. We will maintain the archive of this work and Campbell has passed over copies of drawings and documents to us for safe keeping.

We have continued to put money into the local economy by using local tradespeople and businesses as much as possible to carry out work on the reserve including work related to the properties, road repairs and bridge repairs: in the last year we have used local businesses from and put over **£100k** into the local economy.

Volunteers are key to every activity that we do. I particularly want to highlight the work of the raptor group who recently led on the hen harrier day and who put in many hours annually to monitor the birds of prey on the reserve. Also, Tom and Alison Hutton and John Halliday. Thanks also go to our trustees.

Our staff team- this last year Inigo Alcaniz finished his contract with us; Kat Mayer will be moving on to a new post in Lancashire very soon and I'd like to thank her for all the work she has put in over the years. We have taken on a part time ecologist, Rob Mansbridge and are also employing a graduate Phoebe Carter for a year.

We have a good spread of skills and ages on our Board now but are always looking for people who have skills and can contribute to our work. We have also worked with some consultants. I particularly want to thank Mags Duncan once again for her work to assist us with managing our finances. Also, Richard Bunting who assists us with Comms. And Jim Bennett who has been working on property development.

The Langholm Information Hub (The Kiosk) is opened April to September, 6 days a week. Staffed by 20+ volunteers. Information was provided to 500+ visitors in 2025. Thanks to our tourist information volunteers.

MTJ invited projects leads to present members with an overview of project activity.

Extracts taken from presentations are as follows.

Tarras Valley Nature Reserve

An integrated presentation from members of the TVNR team focused on the project's four pillars of People, Nature, Climate and Sustainability with emphasis on the project's journey thus far and the future aspirations.

People - AW

- Cronksbank Cottage renovated and becomes an energy efficient home
- Timeline and plans developed for farm transition
- Broomholmshiels cottage purchased, continues to provide a home and future development opportunity
- Graduate placement scheme up and running
- 1 new employment opportunity created
- Investment in local business and services
- Phase 1 signage installed - actioned
- Plan more events – actioned
- Glamping and bunkhouse development in for planning, 1 capital project to start
- Develop paid volunteer experiences
- Information hub continues to be staffed by volunteers

Aspirations 26.27

- Maintain development work on glamping/bunkhouse
- Look to provide more visitor infrastructure
- Information hub expanded
- Environmental and outdoor learning programme
- Rural skills and employability
- Review current or develop alternative accreditations programme for young people
- Higher education and research
- Outdoor classroom and external training

- Knowledge share visits
- Learning, discovery and skills building

KM

Environmental and outdoor learning programmes have been run throughout the year.

- We have worked with the local schools on outdoor learning and engagement with the land as major stakeholders
- 50 young people had achieved their John Muir Trust Awards
- Rural skills and employability
- Attended the Langholm Academy Careers Fair
- Bushcraft Sessions held throughout the year
- Review current or develop alternative accreditations programme for young people
- Higher education and research
- Outdoor classroom and external training
- Knowledge share visits
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Our Aspirations for 2026-27

Development of plan for permanent learning spaces

Nature – JB

We are continuing to learn about and develop understanding of the land, looking at. Regenerative grazing with herbivores to encourage dynamism in the ecosystem, also to restore the river system including wetlands and natural hydrology, and restore native woodlands, scrub and plants to their natural limits and range and restore damaged peatlands and upland blanket bogs and maximise biodiversity and encourage a complex abundant ecological web

What we said we would do and what we did! 25-26

- Continue clearance of regenerated Sitka spruce from moorlands – a further 381 hectares cleared in Jan and Feb 26 using local contractors.
- 36 ha woodland restoration continuing with wetland plants, wildflower seeding – done!
- Tree growing partnership with Dumfries Prison – 1000 Scots Pine have now been delivered ready to be planted in the autumn.
- Seeking funding for river restoration feasibility study and survey work – has now been secured to fund 11 months development work.
- Herbivore impact assessment training and surveys – training, survey and herbivore management
- Continuing work on whole reserve grazing plan – farm visits, scoping potential regenerative transition options, training courses, trialling rotational grazing, drop in event coming up.
- Developing monitoring framework

- Survey and detailed design completed for river restoration project with Galloway Fisheries Trust e.g. re-meandering, wetland creation and floodplain reconnection.
- Riparian woodland restoration strategy developed through Riverwoods project with Tweed Forum to identify key areas for connective riverside woodland across the catchment
- Continue herbivore impact assessment survey and herbivore management activity
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Our aspirations 26-27

- Developing monitoring framework
- Survey and detailed design completed for river restoration project with Galloway Fisheries Trust e.g. re-meandering, wetland creation and floodplain reconnection.
- Riparian woodland restoration strategy developed through Riverwoods project with Tweed Forum to identify key areas for connective riverside woodland across the catchment
- Continue herbivore impact assessment survey and herbivore management activity

Climate

Delivering nature-based carbon capture

Enhancing our natural resilience to extreme weather as the climate changes

Contributing to local energy and food security

Reduce our own environmental impact

Work so far has been.

- Peatland & Hydrology restoration - started working up phase 2 and 3 peat restoration 472ha / 135km of artificial peat drains to block on Haunches and Cooms Fell End. Hosted training day.
- Ongoing work to plant 38ha of low-density native woodland on Peterburn – finished design and finally ready to apply for funding!
- Reviewing options for community growing across the reserve – on hold with focus on current grazing transition first
- Finalise restoration designs and secure capital grant funds for delivering Phases 2 and 3 of our peatland restoration between 2027 – 2029.
- Host contractor training for peatland restoration works on TVNR
- Delivery of our 38ha of low-density riparian native woodland project at Peterburn / Black Grain
- Developing a plan for a community orchard network across the reserve.

Sustainability – AW

We are.

Working towards improved financial resilience for community land through the development of sustainable and diverse income streams

Ongoing investment in administrative and financial systems of the Langholm Initiative to support our aspirations for the Reserve

Maintaining our land and buildings to protect community owned asset

- Funding secured for glamping, planning secured and works starting on site - ongoing
- Continue to invest in our land and property- - will always be an ongoing activity
- Grow our base of supporters – ongoing through social media and other activities
- Governance – recruit new trustees – ongoing and looking at how we can assess our needs and how we can better support our amazing trustees

Future Aspirations 26.27

- New water supply installed at Cronksbank
- Ongoing development work on properties
- Invest in land and properties
- Move to new office

Sharing our story – PC

Last year, we aimed to boost our digital presence and grow our audience - Our social media audience grew steadily, helping us reach more people.

- We committed to continue landscape monitoring to track changes over time – using drone footage and fixed-point photography subject to resources.
- We said we would share our story through national and international media, inspiring new audiences with the message of community-led nature restoration – harvest mice, out of doors, land reform bill.
- we have posted regular barn owl updates, installed cameras installed at Kingfisher bank and Kestrel Box.
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25/26 - A year in numbers PC

We Have.

- Hosted 16 visits (including Community Land Scotland, Universities, Scottish Land Commission, Southern Uplands Partnership and more)
- Took part in 5 media requests (Out of Doors, national media, regional tv)
- 44 volunteer sessions, completing practical tasks on the reserve
- Held 25 nature and outdoor classroom sessions with local schools
- Contributed to 12 external events (conferences, good practise visits)
Hosted 7 training courses (including peatlands, River fly, HIA, Mountain Rescue)
- £100k put back into the local economy using over 40 local contractors and services
- Recorded 13 of the 26 Scottish species of dragonfly recorded on the new ponds at Lower Tarras
- Discovered a new species on the reserve – harvest mice one of a handful of sites across Scotland!

- Recorded over 302 moth species in our volunteer moth trapping – 23% of Scotland’s 1300 moth species can be found here!
- 2 new jobs created – ecologist and graduate placement

MTJ thanked the presenters for the presentations and sought any questions from the members – there were no questions raised.

5.Consideration of financial accounts for year ending 31st March 2025*

BK- explained The Langholm Initiative made a profit of £32,798, showing that we are working within our budgets and controlling our income and outgoings.

£100,000 has been put aside into a general reserve (this approximates to 6 months normal spend) In addition, we have also ringfenced £317,000 to a property Development and renovation fund.

Due to accounting rules, the properties we rent out are classified as investments and are included at cost. These properties are being revalued in 2025-26 and the revised value will be inserted into the accounts to give a true value of their worth.

The accounts, are available here: <https://www.langholminitiative.org.uk/governance>

1. Resolutions

Resolution 1- Resolution 1 – In accordance with article 71.1 of the Constitution. Adoption of new constitution which has been drafted based on the Scottish Government’s recommended model constitution of 2025 for community landowners or those groups aspiring to be community landowners.

Significant changes:

- Removal of the postcode area of TD9 in the Purposes section as this is no longer relevant.
- Removal of the Associate Member category leaving only two categories of members of the organisation – full members (to be known as Members) and junior members. All Associate Members of the Langholm Initiative will be invited to become Friends of the organisation.
- Wider powers as included in the model constitution which better reflect the activities of the Langholm Initiative.

The Resolution was **adopted** by the members.

Resolution 2 – Retiral / Re-election of Charity Trustees

In accordance with Clause 91 the following trustees are retiring this year:

Margaret E. Pool, Daniel Lacey, Mark Hallam and Mairi Telford Jammeh.

The following are offering themselves for re-election as Member Trustees:

Margaret E. Pool, Daniel Lacey, Mark Hallam and Mairi Telford Jammeh

Members are asked to support the resolution to re-elect the afore mentioned as Member Trustees.

The Resolution was **adopted** by the members.

MTJ explained that in accordance with Clause 95 co-opt Trustees Barbara Kite and Pip Tabor will retire at conclusion of the AGM, but can be co-opted again onto the Board.

1. The Langholm Initiative Trading Company Ltd (Tarras Valley Nature Reserve™)


MTJ informed members that in accordance with article 53 of the 'Articles of Agreement' the office-bearers of the subsidiary company will retire at conclusion of the AGM and office bearers shall subsequently be appointed at the next suitable Langholm Initiative Board meeting.

2. Any other competent business

MTJ extended thanks and appreciation to all attendees for their support and invited anyone who would be interested in joining as a charity trustee to get in touch.

There being no further business and the meeting was closed.

Signed..........Mairi Telford Jammeh Chair

Date..........