Blindwells Tenants and Residents Association

Minutes of the Annual General Meeting

Held on Tuesday 29th September 2026

In Blindwells Primary School

1. **Welcome and Apologies**
   The Chairperson of the Blindwells TRA, Ann McLaughlan, welcomed residents, tenants and guests to the 2026 AGM and noted apologies from Mike Smith, Lynn Paton and Tina Lawson.

2. **Present**
   Ann McLaughlan (Chair), Chloe Craig (Secretary), Robert Lawson, Martin Muir, Katherine Setchell (Social Media), Peter Quinn, along with 36 residents and tenants.

   In attendance were Niall McLean, Hargreaves and Jordan Irvine, Manager, Port Seton Community Centre.

3. **Update from Hargreaves**
   The Chair welcomed Neil McLean to give an update on behalf of Hargreaves who reported that:

   - 600 houses were now completed and occupied with CALA submitting an application for Plot 7. Taylor Wimpey were also scheduled to start building.
   - The Bankton roundabout was scheduled to have a final inspection during the first week of October.
   - Planning consent for the Town centre had been approved in April 2026 with an anchor supermarket now confirmed, but as yet not named. The retaining walls for the town centre had started and that the retail outlets would be completed before the six residential units.
   - Phase 3 of the groundworks was awaiting a decision to be granted by East Lothian Council.
   - A business case has been submitted for Blindwells 2 with a proposal for a potential High school, more primary schools a railway station and a new junction.

- The delay in opening the Greendykes Way Playpark was apparently due to Persimmon leaving the area in a mess.
- The traffic calming blocks on Greendykes Way would remain as they are there to keep people safe.
  Hargreaves will not do a final road surfacing of Greendykes Way until the works are complete but will consider potential ways in which to improve the road layout to make it flow better.

In response to questions, Neil advised that:

- The raised iron drains will be addressed by Hargreaves
- The Battle of Prestonpans will have a new building in the Blindwells Town Centre
- He would ensure that fence/gates for the playpark are removed as soon as possible
- Hargreaves were blaming the Council for the time taken for planning permission to be granted. 30 months
- Princes Lochan cannot be opened until the nearby construction work is completed potentially to be the summer of 2027.
- The dog waste bins would be emptied more frequently.
- The safe routes to the local schools and Prestonpans Railway Station will start after the completed works at the Bankton roundabouts.
- He will revert to the Chair regarding the health and safety aspects of the roads, pavements and Heras fencing.

4. **Blindwells RTA Chair Report**
   The Chair presented her annual report as follows:

   Overview
   It was the Chair's pleasure to present this year's Annual Report on behalf of the Committee of the Blindwells Residents and Tenants Association. During the reporting period, the Association has continued to provide a forum in which residents and tenants can raise concerns, share ideas and work together to support a safe, welcoming and well-connected community.

   Community Engagement

Regular meetings and communication have helped the Association remain responsive to local priorities. Key activities included a total restructure to the Bankton Roundabout, although it was not anticipated that there would have been long delays in completion; a new bus shelter located across from the development; continuing to lobby Hargreaves, MSP's and local Councillors on the severe lack of amenities within the Development; as well as the best dressed house competition at Christmas. The Committee is grateful to everyone who attended meetings, contributed views, volunteered their time or helped neighbours take part.

Representation and Partnership Working
The Association has continued to represent the interests of residents and tenants by raising local matters with the appropriate organisations and seeking clear, constructive responses. The Association continues to have committee representatives on the Area Partnership, East Lothian Residents and Tenants Panel as well as our local Community Council until we can start our own Blindwells Community Council. The Committee also works closely with Hargreaves, and our local MSP's including Paul MacLennan and Katherine Sangster who have recently visited the development to hear our concerns about amenities and hopefully share these concerns with Councillors and Leader of East Lothian Council.

Progress and Achievements
The Committee continues to consider removing Ross & Liddle as Factors who have secured Kene as our communal gardens. It is generally agreed that this work is not satisfactory and needs to improve. A Blindwells in Bloom is something the Committee is considering for 2027 along with a Christmas Tree and lights to bring some festive cheer to our community.

Priorities for the Coming Period
The Committee's priorities for the next year are to continue to represent all residents and tenants who live in the Development and continue to push for the New Town that was promised more than five years ago. The Association will also continue to encourage wider participation so that its work reflects the needs and views of the whole Blindwells community. Residents and tenants are warmly invited to attend

meetings, share topics for improvements that could be made within the development and suggest practical improvements.

Thanks, and Acknowledgements
The Chair warmly thanked all the Committee members, residents, tenants, and partner organisations who have supported the Association during the past year. It was acknowledged that their time, knowledge and commitment has been invaluable. Blindwells Residents and Tenants Association is volunteer led with a small but active Committee and an appeal was made to welcome new members. The Committee is also keen to appoint a volunteer with financial skills who would help the Committee in opening a bank account and support with financial accounting.

The Chair concluded by saying that Blindwells continues to grow and develop, and effective resident involvement remains essential.
By listening to one another, working constructively and maintaining a strong collective voice, we can help shape a community in which everyone feels represented and valued.

Thanks were finally expressed to Jordan, from East Lothian Council for his support; Gemma- Rose, Head Teacher of Blindwells Primary School for the free-gratis use of the school for meetings; and Sue Cairns from East Lothian Tenants and Residents Panel for a listening ear.

5. **Dissolution of committee**
   As per the Blindwells TRA Constitution, the present Committee was dissolved and Jordon Irvine assumed the temporary role of Chair.

6. **Vote of new committee members**
   The following members of the Blindwells TRA Committee were unanimously appointed for 2026/2027:

   Ann McLaughlan, Chair
   Proposed by Chloe Craig, seconded by Katherine Setchell

   Chloe Craig, Secretary
   Proposed by Ann McLaughlan, seconded by Katherine Setchell

Martin Muir
Proposed by Peter Quinn, seconded by Ann McLaughlan

Katherine Setchell, Social Media Member
Proposed by Robert Lawson, seconded by Chloe Craig

Mike Smith
Proposed by Chloe Craig, seconded by Ann McLaughlan

Peter Quinn
Proposed by Ann McLaughlan, seconded by Chloe Craig

A new Member was elected on to the Committee:
Hazel Stewart, Proposed by Ann McLaughlan, seconded by Katherine Setchell

It was noted that Lynn Paton and Tina Lawson had both resigned from the Committee and thanks were expressed to both for their service to the Committee.

7. **Close of Meeting**
   The Chair thanked everyone present for their attendance and closed the meeting.