DUNBLANE DEVELOPMENT TRUST LIMITED

Approved Minutes of the DDT Board meeting held on Monday 24th August at 7PM in the Braeport Centre

1. Welcome and apologies **Present:** Stewart Corbett, Paul Nelson, Rhona McInnes, Alf Scambler, Lorraine Murphy, Alan Reid, Scott Williamson, Anthony Delleur **Apologies:** Bob Stainton, David Storrie **In attendance:** None	
2. Approval of minutes from previous Board Meeting held on 13th June 2026: The minutes of the previous meeting were approved as an accurate record of the meeting. The approval was proposed by Stewart and seconded by Lorraine.	
3. Matters arising from previous minutes: **Thank You to Malcolm Dougall:** Following informal contact with Malcom it was agreed to purchase a voucher for Afternoon tea at Cromlix Hotel. **DDT Priorities** At the previous meeting, the Board discussed the need to clarify DDT's priorities. Stewart will review the notes from the previous discussions and circulate them to the Board for review. **Local Development Plan** A joint meeting will be held with the Community Council on Aug 31st at 7:00 pm. Anthony confirmed that an invitation had not been offered to all DDT members and was open to all interested DDT Trustees. A further meeting with Stirling Council was anticipated, date to be confirmed.	Stewart Stewart
4. Finance Report – Paul Nelson: Paul advised that the annual accounts had been submitted to the auditors and are currently awaiting their response for the accounts to be formally issued. Paul reported that finances were in line with expectations. Minor anomalies relating to Small Community Grants reconciliation and Payroll allocation were under investigation and expected to be resolved shortly. It was agreed that the Royal Bank of Scotland account be amended to require 'double signatory' in line with our other accounts. Paul noted that we have been advised that this year's Windfarm Grant allocation will be £24,161.26 Further training in the use of our accounting package 'Sage' is being arranged to strengthen our capabilities.	

5. H&S – Bob Stainton: Apologies were noted from Bob, who had no new matters to report. The ongoing action to arrange H&S briefing with volunteer group leaders was noted. Stewart agreed to ensure this was completed	 Stewart
6. DDT Trading Update – Rhona McInnes: Rhona reported progress with the sub-let of No 24 High Street. The letting terms had been agreed and the lease signed. The new shop will be called 'The Branch'. Currently donations were being taken and the shop prepared for trading. It is expected that the shop will open fully from Sat 29th August. It was reported that the rates valuation now takes the combined rateable value for both premises over the minimum threshold and hence Stirling Council would levy rates for the current financial year. Representations have been made to the Council with the support of a local councillor. However, Stirling Council have declined to use their discretion. DDT Trading board will continue to investigate means of reducing this liability.	
7. DDT Projects – Lorraine Murphy: Lorraine advised that water ingress remained an issue and that the removal of scaffolding to the adjacent building was awaited due to a full survey and evaluation of anticipated cost of repair. Alan Reid has kindly offered to sit on the DDT (Projects) board. Alan's appointment was formally approved. The decoration of the flats has been discussed by Projects and agreed that internal decoration of flats would be undertaken at the time of change of lease. Lorraine advised that decoration of the common areas was required. The potential for DDT volunteers to assist with this was discussed. Alf and Lorraine to assess the practicalities of this. It was noted that and increase in property rents of £50 per month had been advised to tenants. No adverse reaction had been received to date. Lorraine advised that the lease for Craft Central was due for renegotiation. There was discussion regarding desired terms. Lorraine will formally approach the tenant to agree new terms.	 Alf, Lorraine Lorraine
8. 2026 AGM: A revised date of Monday 9th November was discussed and agreed.	
9. Christmas Extravaganza: The Board discussed ongoing preparations for the Christmas Extravaganza. It was agreed that a replacement gazebo should be ordered. The gazebo is to include DDT logo and 'branding'	

10. Review of DDT Priorities and Future Focus Stewart is to circulate note from last plan review to Trustees for discussion	Stewart
11. The Bank: Stewart and Alf reported on the visit to the bank (Saturday 15th August). This was very informative with 'The Bank' representatives discussing their vision for completion and operation of the complex. Extensive internal remodelling structural works were substantially complete, however extensive fitting out and electrical works remained. It was advised that a substantial funding shortfall remained to allow full completion of the facility. It was noted that substantial personal investment in the project was intended to be recovered through future grant or other income streams. Progress with completion of the forecourts was noted with clearing and preparation for seeded completed with volunteer support on Saturday 22nd August. It was hoped the area would soon be available for events. A request from the bank was discussed and it was agreed that the anticipated underspend (£5,000) on forecourt could be retained by 'The Bank' and used to support remaining external works on the building. A request for further funds to support remedial works on the building externals was not agreed at this time.	
12. .Laighhills Project Update: Stewart and Anthony advised the board that Stirling Council are investigating the provision of a public amenity facility (modular style building). A visit to Gargunnock Walled Garden has been arranged to view the proposed facility. Stirling Council will be responsible for the installation and ongoing maintenance of the facility. It has been confirmed that site electrical supply has been disconnected. Reinstatement is expected to be the responsibility of Stirling Council. We are awaiting information from Scottish Water regarding water and sewage connection.	
13. Holmehill Garden: A structural engineer has been approached to advise and prepare an estimate for works to secure the boundary wall. He is expected to visit the site within the next week.	
14. AOB: **Dementia Friendly Dunblane:** Paul advised the board that DfD had applied for National Lottery funding based on expanding the "Caring for carers" initiative **Community Minibus:** Anthony and Stewart advised the board that Dunblane Soccer club had approached DDT about the possibility of acquiring a minibus to support DSC and Dunblane High School. Both DSC and DHS would largely fund the initiative through a Memorandum of Understanding. There was scope to provide for use by DfD or other bodies as appropriate. Currently various funding and ownership options are being investigated to confirm the feasibility of the project. Stewart and Anthony will develop a project proposal and update the board on progress.	Anthony, Stewart

Date of next Board Meeting: Monday 5th October, 7PM, Braeport Centre