

**Board Meeting**  
**Tuesday 11 April 2022, 19.00 hrs.**

---

**1. Attendees:**

**Directors:** A Moffat, J Lang, W Levack, C Palmer, D Robertson, J Spurway, B Thow, B Urquhart, H Wood

**Staff:** C Crawford, L Manderson, A Warden

**Guest:** Alan Caldwell on behalf of Strathearn Welcomes

**2. Apologies:** R Macintyre, H Buchan

**3. Welcome**

Alan Moffat welcomed all to this first face-to-face meeting since the start of Covid. AM invited Alan Caldwell to present to the Board on behalf of Strathearn Welcomes.

Key points are:

- Strathearn Welcomes' focus is sourcing accommodation for Ukrainian refugees. There are other groups whose focus is on collection and distribution of necessary items.
- Strathearn Welcomes understands that the self-catering income is vital to the future of CDT but request that CDT consider releasing one or more of the unfinished huts to accommodate refugees. This would be in addition to providing storage for items in other huts.
- Strathearn Welcomes requests that up to a year's accommodation would be required.
- Two families have been approached who left Ukraine early and would be able to live independently at the Camp. One family are interested in making Scotland their permanent home. The families are comfortable and have a preference for living in a rural location.
- Visa application are for 3-year duration and take c. 6 weeks to complete.
- CDT confirmed it would take c. 1 month to complete fit outs.
- AC confirmed that any fit out would be to CDT specification.
- Funding for rent would be sourced by Strathearn Welcomes and noted that £350 per month is available from the Government for 6 months. AC noted that one of the families has their own resources and can pay their way.
- AC asked about assigning a separate hut for a workspace, but AM advised that they should use Comrie Workspace for business activities.
- It was noted that local holiday accommodation was or was likely to be fully booked by now and it had a limit of 28 day stay.

The Board agreed in principle to support this.

AM thanked Alan Caldwell for attending the meeting. AC then left the meeting.

**4. Minutes of Last Meeting**

Minutes were approved.

**5. Matters arising from last minutes.**

- AW circulated list of huts with details of their facilities, current occupancy and rental potential

- BU suggested setting up an investment trust for those who had sufficient funds to contribute towards repairing huts. It was noted that if there were lots of empty huts needing work and to get tenants into them then this could be worth considering but there are very few huts that require a tenant.
- CC advised that he was not able to consider BU's proposal as his focus has been increasing our resources for the next 3-6 months such that CDT can pay its creditors and staff.
- Re the point that an investment trust would provide security; it was pointed out that security is building into a lease.
- It was noted that bunkhouses rather than commercial lets for the remaining refurbished unit had been agreed in the past and that had not changed.
- CC & AW have been in discussion with Perth based charity which provide a commercial catering operation that supplies meals for the elderly and apprenticeship training in hospitality and food. Inviting them to run cafe here and grow this into their West Perthshire base when the Officers Mess is refurbished. They are linked to the Perthshire food network so perhaps they will be available to support Events on the Camp. They are very well connected and use food from supermarkets to provide to local groups. They seem reasonably enthusiastic and await their response.
- Board gave approval for AW and CC to continue to negotiate with aim of setting this up.

**6. Health & Safety**

No matters raised.

**7. Board Members' Declarations of Personal Interest**

None declared.

**8. Finance Update**

CC provided a Finance Update prior to the meeting and the following are key points from that.

- Need to keep a close eye on cash.
- Gannochy grant released (£30k per year for next three years).
- Book-keeping will be managed by third party at £675 for first three months and this will then be reviewed. Expected to be c. £20k pa for this service.
- CC developing strategic plan that will provide income to support the CDT strategic review plan.
- CC thanked Andy Heming for all his work on getting the 2020/21 accounts ready. Anticipate signing off on these accounts in early June.
- 2021/22 accounts: plan to get accounts signed off in September.
- CC noted that until the approved Strategy can be implemented fully, a structural ongoing deficit will continue, with a reliance of grant funding needed to enable the charity to break-even.
- CC went over the funding applications and funding strategy that was already distributed. Advice from local councilors is to focus on the large capital development funding.
- The government Recovery Loan Scheme is being extended to end June. This scheme gives best interest rates and where we could get loan capital for the next period. CC will create the business plan to show how we will meet our objectives.
- Trading Company: CC met with J&H Mitchells solicitors, and they do not see any particular difficulties. The major justification for trading organisations was tax implications on turnover. It was noted that all other major charities have trading

subsidiaries.

**9. Estates Update**

- Self-catering: snagging continues. Waiting formal response from manufacture re the finish of the external paintwork. Heating problem resolved.
- Re-opening: tidying up being carried out. Trench created to provide small toilet block.
- Development work: where services trenches are being dug elec., fibre and water services are being laid.
- Unit 47: Duke of Edinburgh Scheme agreed to take this hut for day expeditions and work with youngers with additional support needs. Require some funds to make it usable. This will be a commercial let.
- Unit 1: will be let out in a couple of months' time.
- Estates Working Group: Simplest solution is to share documents on google drive folder. AW will upload a more detailed estates summary and any item that warrants debate then we will have that.

**10. Any Other Business**

- LM confirmed that the existing CDT website was not being shut down. A new website is being developed for Cultybraggan Camp.
- LM advised that updating the Property Management Database would take c. two weeks working hours to complete.
- Heritage Group: The Board to hold a separate meeting to consider the future of this group. A draft remit to be prepared for this meeting.
- Amended M&As have been sent to the Scottish Land team and expect to hear from them shortly.

**13. Date of Next Meeting**

AM to arrange meeting to discuss Heritage Group.

AM closed the meeting by thanking everyone for attending.  
Meeting closed at 21.35 hrs.