



CDT Board Meeting

Date, Time & Location: Thursday 22nd May 2025, 7pm, Hut 4

Trustees Present: Fiona Blacke (FB), Davie Robertson (DR), Andrea Loudon (AL), Jeremy Spurway (JS), Lindsay Brown (LB)

Apologies: Miles Key (MK), Ken Norton (KN), Mark Temple (MT), Adrienne Clark (AC)

Staff Present: Seona Anderson (SA), Olena Mazna (OM)

Visitors: Elaine Catten, Ruaridh MacIntyre

Pre-Board Meeting Representation by Tenants Group (Elaine Catten & Ruaridh MacIntyre)

Following a request at 6pm on the evening of the board meeting, two representatives from a tenants group on camp were invited to give a short presentation on the new leases on camp. The Chair agreed to the meeting at short notice on the basis that the board would listen to a short presentation, the board would then discuss the issues, and send a reply to the tenant's representatives within the week.

The two tenants left and the chair agreed to communicate the outcome of the discussions with these two representatives within the week. The board discussed the issues raised.

After discussion the board decided that:

- The clause revoking tacit relocation would be removed from the leases & for any leases signed with this clause an amendment could be added
- The board decided that the £0.284 rental rate would remain.
- The rent rate and tacit relocation clause decisions will be communicated to tenants representatives as soon as possible, the individual decision would be communicated to a particular tenant and the board will remain open to considering discounts in individual cases.

Board Meeting Proper

Declaration of Interest: None since previous meeting

Proposal of previous minutes: not done – will be done at next meeting

Seconding of previous minutes: - not done – will be done at next meeting

Action Log Update: there was no time to update action log at this meeting

Progress on Debt Collection & Lease Signing

- OM will implement the new debt collection policy

Path Update

- AL & FB walked the path which needs a gate from our land for access

- FB reiterated that a path from the camp to the village was a key community benefit highlighted by CDT members and by the local Community Action Plan.
- A gate will be installed and there was discussion about the best material for the gate.
- Action LB will report back to the community council.

Financial Update

- OM prepared a cashflow projection for the next 3 months. This was based on actual rent paid rather than proposed rent.
- There is a £16,000 deficit for the next three months, £5-6000 per month. This deficit is less evident because we often get late payments from tenants.
- The current account is sitting at £6000 and the checking at £9000
- There is an urgent need to increase paying tenancies to cover this shortfall as a key way to increase income.

Carbon Credits

- AL presented information on the possible use of the community woodland as part of a Carbon Credits Scheme.
- DECISION: the trustees agreed that they would like to explore using carbon credits with the support of the Community Woodland Group

Funding Applications

- FB asked permission to submit an application to PKC to improve tourism infrastructure at Cultybraggan. This would be for up to £100,000 and would include elements including increasing toilet provision, caravan/motorhome hookups, improving electricity provision. FB has spoken with Andrew Donaldson about mutual support for local tourism businesses. Decision: the trustees agreed that the application could go ahead.
- JS asked about the use of ecogrid rather than hard standing and also to ask about the scale of the proposed tourism. It was confirmed that this was not a proposal for mass tourism.

Estates

- JS asked about the state of the Klargester and if it posed an immediate problem to the sewage management of the site.
- FB confirmed that we are waiting for the report from Briggs and it likely to be c£5,000 to repair. DR confirmed that it is not an immediate problem but it does need resolving soon.
- JS asked about future capacity for the Klargester.
- DR confirmed that some minor maintenance work was required at the old sewage works.

AOB

- FB is working on developing a heritage bid with the heritage group
- AL confirmed that the Tech Army have agreed to help us with IT and LB will liaise with them.

ACTIONS



- Action FB will communicate decisions about rent increases and specific application for rent discount by workspace within one week.
- Action LB will report back to the community council about the path.

DECISIONS

- The clause revoking tacit relocation would be removed from the leases & for any leases signed with this clause an amendment could be added
- The board decided that the £0.284 rental rate would remain. The legacy tenants were given 6 years without a rent increase and CDT's rent rate is still 2/3 cheaper than anything comparable in Perthshire
- The rent rate and tacit relocation clause decisions will be communicated to tenants representatives as soon as possible, the board will remain open to considering discounts in individual cases.
- the trustees agreed that they would like to explore using carbon credits with the support of the Community Woodland Group
- the trustees agreed that the application for tourism infrastructure funds from PKC could go ahead.