

DUNBLANE DEVELOPMENT TRUST

Minutes of the DDT Board meeting
held on 18th October 2010 at 7pm in the Braeport Centre

1. Attendance and Apologies

Present: Steve Mason (Chair for Meeting)
Dougal Thornton (Company Secretary)
Janice Stewart (Treasurer)
Keir Bloomer
Alan Booth
Lawrie Dewar
Malcolm Dougall
Nora Gilfillan
Tim Hughes
John Seddon
Morag Watson

In attendance: Lorna Inglis (Minutes)

Apologies: Jessica Lindohf, Bill Stewart

2. Approval of agenda

Approved as presented. Item 6 : Membership Issues was deferred to November meeting.

3. Minutes of the meeting held on 20th September 2010

Approved as presented - proposed by Tim, seconded by Keir.

4. Matters arising from the previous meeting

4.2 Mark Richardson will finalise amendments to note of meeting with KGT. Lawrie has spoken to Mark Richardson by phone. KGT still unhappy that there was no prior discussion between DDT board and KGT on DDT's MIR submission to Stirling Council. It was agreed that discussion would take place after the AGM. Action: Board

4.5 Para 10 Progress is being made on Planning for Real but the scoping study is incomplete. The Development Group will discuss current position with Sustainable Dunblane. Action: Morag

4.6 Para 11 Dougal will ask Stirling Council for a meeting about Abbotsford. John and Nora will represent the DDT and Terence O'Byrne the DCC. Action Dougal Newton Playpark will be retained as a playpark. The equipment had been removed for safety reasons and has now been re-instated.

5. Braeport Centre

The recent survey of the building estimates expenditure on the building over the next 30 years on the Centre, including the possible expenditure of £190K in the first two years. Steve will meet the surveyors for further clarification regarding the maintenance of the roof and the heating system. The survey of community facilities in Dunblane is nearing completion. A meeting of the Communities Working Group will be held on 29 November to discuss the survey. Action: Steve. The emerging business plan for the Centre indicates a notional surplus of £8k per annum which would be used to fund repairs & maintenance, once in the full control of the DDT.

Funding for the project will be considered later, after consultation with the membership. Nora indicated that the Dunblane Senior Citizen, based in the Co-op building, have expressed an interest cooperating with DDT in some way. A meeting will take place on 21st October in the Centre to discuss implications of this. An Architect is needed to develop ideas for the development of the Centre. Keir and (later) Malcolm will assist Steve with developing the proposals for the Centre. Users of the Centre will be invited to join a management group. Action: Steve. Full discussion of the issues surrounding this possible project will take place at the end of the AGM.

6. Planning for AGM

All directors' applications now received. There is still one vacancy so an election of directors is unlikely. All papers and revised agenda (5 in all) will be placed on seats. Steve will revise agenda. All paperwork must be sent to Dougal by 21st October. He will produce 80 copies initially. Action: Board. Mems and Arts: Tim will present the motion on the revision of the Mems and Arts. Copies of the full Mems and Arts will be made available. Action: Tim. DDT Accounts: Two copies of the full accounts will be made available at the AGM. It was agreed the full audit of the DDT's accounts would be moved forward to May, in line with the audit of the project's account. This is allowable under Companies House regulations. Action: Janice. High Street project: It was agreed that a separate financial statement for the project would be included in the project report and mention would be made of the shortfall in funding. Malcolm will present his report before the full financial report from Janice. Steve would acknowledge the role of KGT in the development of the site in the Chairman's report. Action: Malcolm, Steve. Names of members attending will be noted at the door. Lorna to provide list of members. Action: Lorna. Tea and coffee will be provided at start of meeting. Action: Janice, Lawrie. Everyone will meet at the Victoria Hall at 9 am. Steve will provide badges for the Board. Alan will co-ordinate IT presentations. Three microphones will be used, including a static one for speakers and a mobile one for the audience

7. DCC's Advent Festival

DDT will provide the Christmas tree lights and the street lights. Tesco and Marks and Spencer have been approached for funding. Tesco has promised £25. A letter will be sent to DCC to inform them of DDT's support for the festival. Action: Dougal

8. Reports

8.1 Finance : Janice updated the board on DDT's financial position

8.2 DDT (Projects) Ltd

There has been no response from KGT to a final application for funds. Current estimates indicate a shortfall to complete the building to its current design. This assumes that VAT will be recovered as anticipated and that there are no, as yet, unforeseen additional costs. A loan should be arranged to cover any such contingencies. Meetings have been held with two parties interested in taking on the restaurant. Malcolm advised that an increased loan be requested from the bank to allow for fitting-out work to the kitchen. The tenant would be responsible for fitting out the restaurant. Malcolm has sent a business plan to the bank which indicates a possible annual income to the DDT. Some interest in the flats has already been shown. It is likely that a full sprinkler system will be accepted by Building Control and the Chief Fire Officer, at a considerable saving to the Projects fund.

8.3 Dunblane Community Council

Forth Housing Association made a presentation to DCC. There is the possibility of an extra ten houses in on the Anchorscross site in Dunblane. The riverside path is badly damaged and dangerous. It is owned by Network Rail. Lawrie will organise a wreath for Armistice Day from DDT. Action: Lawrie

8.4 Environment Group

The Big Hosta Day, held on 9th October, in the Haugh (Memorial Park) was a success. The litter picking in the park also went well. This could become a twice yearly event. Ed Campbell indicated that there was extra funding available from the British Legion to improve the area around the war memorial. There is a grant of £1K available from Paths for All to improve the riverside paths. The paths on either side of the river are designated core paths. Janice will contact the Access Officer. Action: Janice
Permission has been received from Stirling Council for the Midweek Group to repaint the play equipment. Discussion is still on-going regarding the future of the toilets in the Laighills.

8.5 Communities Working Group

There has been one meeting since last report, considering the position of the Braeport Centre and the co-ordination of existing facilities. Steve will speak with relevant groups. Action: Steve. Next meeting 29 Noember.

8.6 Development Working Group

There has been one meeting to discuss the recent retail analysis and the Planning for Real exercise. Action: Alan, Morag

8.7 Midweek Group

The group has cleared the office in the Braeport.

9. Correspondence

9.1 Dougal reported that DTAS (UK) and BASAC have now merged.

9.2 Dougal has received £25 from Tesco after a request to both Tesco and Marks and Spencer for funding for the Christmas lights.

10. AOB

The next meeting of the Standing Group will take place on Wednesday, 3rd November at 7.30 pm.

11. Date of future meetings

Monday 15 November 2010 at 7pm in the Braeport Centre (Board)

Monday 13 December 2010 - social event (Board)