

KPT Development Trust Minutes – November 2025

1	Present	Maureen (Chair), Caroline, Rachel, Dean, Alison, Mizzy, Chris, Michelle J, Michelle C.
2	Apologies	Fiona,
3	Declaration of Interest	None.
4	Minute of Previous Meeting	Accepted; Proposed by Dean and seconded by Alison.
5	Matters Arising	Chris reported that he now had a Companies House Personal Code. He will liaise with Michelle C to complete a guide for the other directors. ACTION: Michelle C and Chris.
6	Correspondence	None.
7	Finance Report Community Benefit Fund approvals	The finance report was circulated by Michelle C. prior to the meeting and accepted by the directors. Income in October was £15,093 and expenditure was £23,635. The cash balance was £147,578. Michelle C reported that the DTAS grant applications had been heavily oversubscribed but a decision on the Trust's application had not yet been received. The DTAS resilience fund will be discussed at the next directors' meeting. Maureen enquired about the purchase of a new shed to be placed adjacent to the hydro building on the Trust's land. Mizzy advised that planning permission would probably be needed. CBF Applications: There had been no applications to the CBF.
8	Development Officer Report	Michelle J circulated her report prior to the meeting. Barony College Land Management/ecology course student visits have been agreed. Maureen asked about the Youth Cafe development and Michelle had thought Thursday would be suitable but then became aware of other local activities that clashed. She will produce a report and look at other possibilities. ACTION: Michelle J. It was reported that Linda Hay's art group went well and the craft circle had worked hard to make the poppies for the letterbox for Remembrance Day.
9	ATP Tracks & Trails Update	The LUF grant offer has been received from DGC. The directors agreed that this can be signed. ACTION: Maureen and Michelle C. Caroline reported that the construction of phase 1B2 will start next week. Cairn Construction can also begin on phase 1C, with a further tender process in January.

		<p>This means that the path could be completed by next summer. The lease issue is now possibly agreed.</p> <p>Caroline had been advised that the growth of couch grass into the path could lead to problems if not dealt with. The only viable solution is to use weedkiller on the margins of the path after the growing season has passed. Alison suggested that the Trust should inform the local community that this was being done, and why, to reduce later criticism.</p> <p>Caroline has been in contact with the Council's Countryside Access Team concerning the steps on the riverside path. It has been confirmed that the Trust could contribute through a Council fund in order to have the work done by the CAT.</p>
10	Community Housing Update	<p>SOSE are to apply for match funding for the remainder of the land purchase money.</p> <p>A meeting is arranged with McGowan-Miller, quantity surveyors to discuss next steps.</p> <p>As Dean has stepped back from the project there is now a vacancy in the housing team. Possible discussion with Penpont CC as housing is in the Local Place Plan to decide on a way forward.</p>
11	Community Garden	Not discussed.
12	Risks	Funding.
13	AOCB	None.
14	Date of Next Meeting	Thursday 11 th December 2025, 6.00pm.