MINUTE OF ANNUAL GENERAL MEETING

Wednesday 28th October 2026 AT 7.00PM

Keir Village Hall

Trustees Present: Maureen Halkett (Chair), Caroline Buck, Mizzy Marshall, Rachel Muir, Alison Lane, Chris Shirley

Members/Guests Present: Yvonne Dick, Rab Brown, Alex Brown, H G Jones, Robert Gladstone, Maggie Gladstone, Neil Griffiths

Staff Present: Michelle Johnston (Development Officer), Michelle Carruthers (Finance & Admin Officer)

Apologies: Fiona Diamond

Minutes of the previous AGM: held on Thursday 13th November 2025
Proposed: Robert Gladstone, Seconded: Alison Lane

Matter Arising: None.

Annual Report: Those present were provided a 4-page report by Chair Maureen, which she presented, noting the work of the ongoing scale of activities and events achieved by the Trust. She thanked her fellow Trustees, staff, and volunteers, for the boundless commitment and energy in keeping the Trust moving forward and providing significant benefits for the community. She highlighted the Active Travel Path, Housing Project, café, garden, craft circle, hydro and community benefit fund as some of the Trust's ongoing projects.

Financial Report:
Those present were provided a finance report by Michelle C who noted the salient points:

- The audited accounts are for the period 1st April 2025 to 31st March 2026. The accountant and auditor Farries Kirk & McVean carried out the year end accounts and statutory audit.
- Income was £1,182,259 of which £871,619 was restricted for path construction and £180,821 for purchasing the Glebe Field; leaving £129,819 for all other KPT activities and core costs.
- Expenditure was £152,507 on charitable activities, meaning the Trust made a loss of £31,423 on unrestricted and core cost spend.
- The asset value of the Trust rose to £3,312,777 of which £2,803,237 represents the path, £285,090 represents land, and £224,450 represents equipment.
- The trust concluded the year with £34,644 of funds available for the year ahead and £130,313 of funding available for projects already committed.

- Michelle noted the café had made a small profit of £18 which was a significant turnaround from previous year loss of -£2264. The Trust had secured £11,170 of subsidy to support food access and the café refurb during the year.
- The Hydro had generated £26,489 in electricity sales, and after costs were deducted, £15,949 would be transferred to the community benefit fund for the whole community to access.
- The Trust remains in good financial health. The biggest challenge is securing enough core funds from projects and managing the significant financial liability of the large assets.

Accounts were proposed by Rachel Muir, seconded by Chris Shirley.

Question: H Jones asked about the path finances to finish the work. Michelle explained the grant provided via D & G Council from UK Government, was secured till 31st March 2027, and beyond that DGC are likely to support the completion of the path. Michelle clarified the RDO for Boat Brae is being carried out by DGC and we have no bearing on that process. It may take well into 2027 to be resolved and the path completed, if at all.

Election of Directors/Trustees and Office Bearers:
Maureen noted two recent events aiming to recruit new Trustees had yielded interest but currently no new Trustees to be co-opted. A new Tynron resident has expressed interest joining in the spring. Maureen asked those present to agree the 6 existing Trustees continue to serve and in the following positions:

Chair – Maureen Halkett
Vice Chair – Fiona Diamond
Treasurer – Alison Lane
Secretary – Chris Shirley (supported by Michelle C)
Proposed: Chris Shirley, Seconded: Robert Gladstone

Maureen noted her desire to step down as chair following this year and encouraged everyone to spread the word to help fill the 4 vacancies that exist on the board.

Appointment of Auditors: Farries, Kirk & McVean – proposed by Maureen and seconded by all other Trustees.

Future work and plans:
Maureen noted the following work areas for the Trust for 26/27:

- Complete the active travel path assuming the Boat Brae Re-Determination Order is approved
- Progress to design and build tenders for affordable community housing in the Glebe Field
- Progress the partnership with Penpont Community Council in securing Grennan Road corner for a village car park
- Complete the refurbishment and improvements in the office/village hub
- Progress ideas and plans for food growing and community supported agriculture

- Continue exploring ideas for more community energy generation

Any Other Business:
Robert Gladstone noted the housing project as the largest project undertaken by the Trust and asked about how the risk was being managed and the finances. Maureen confirmed KPTDT are being supported by South of Scotland Enterprise with funding, and South of Scotland Community Housing are project managing. A detailed project budget had to be created for the land fund application to buy the field and is being adapted and adjusted for each stage of the project. McGowan Miller are overseeing the design and build phase and we will shortly be ready for the first design tender. H Jones and A Brown indicated they do not wish housing in the Glebe Field. Various contributors noted the field was allocated for housing many years ago, and earmarked for 18 homes, which could have been done by any much larger non-local house builder. Maureen assured everyone KPT would continue to listen to the community and aims to bring a site that blends in well, and provides much needed new homes for families wishing to live in the village.

H Jones asked about the impending café closure and was there a plan? Maureen confirmed the sale of the Toll House had recently gone through, we have a lease in place till end February 2027, but as yet no indication from the new owner about when we need to close and whether café items will be bought by them. Maureen is planning her usual Christmas menus and Billy has said he will remain as chef until the café closes. Various contributors indicated their sadness at the loss of the café and hoped it could continue with regular pop-ups in the village halls. Maureen thanked everyone for their kind words and suggestions.

Yvonne Dick congratulated the Trust on working with PCC and securing agreement with SPEN for the Grennan Road car park.

With no other business being raised, Maureen thanked everyone for attending and for their ongoing support for the Trust, and wished everyone safe home.