Tomintoul & Glenlivet Development Trust

TGDT Board Meeting

Date: 26 November 2025

Held at Discovery Centre (1715-1915)

Minutes

Present: Tilly Smith (TS, TGDT Director & Chair), Sam Robinson (SR, TGDT Director), Alastair Sharp (AS, TGDT Director), Neil Buchanan (NB, TGDT Director)

Apologies: David Toovey (DT, TGDT Director & Treasurer)

In attendance: Claire Filer (CF, TGDT).

Actions carried over from previous meeting (updates in *italics*)
OG – obtain a re-valuation for the Hostel. *Valuation acquired by the board.* **LF – Investigate opportunities for a learning exchange with Kielder and the Twice Brewed Inn.** *Action carried forward.*

Minutes		
Conflict of interest and governance	TS informed the board that Robert Mintram & Chloe Clay have stepped down and thanked them for their commitment to the trust. The board discussed the register of indentification with OSCR.	
Minutes of previous meeting	The board discussed edits to the previous meeting's mintues and agreed, dependent on these edits, to propose, SR, and second, NB, them.	

Core Costs	The board discussed putting out a statement to address comments made about the future of the trust. TS informed the board that they will meet with HIE's Brian Robson, replacement for Fiona Robb, about core funding opportunities.	**CF to draft for board approval.** **TS to report back to the board on their meeting with HIE.**
Development Plan Projects	<u>Affordable Housing</u> *Structural Survey*	

	TS informed the board that the a structural survey has been completed in one of the tenanted properties. This involved a local trade person cutting 1.2m holes on both floors so that a structural engineer and architect could survey. The holes were made good but have not been rendered yet. A preliminary report has been received with a more in depth one to follow. TGDT's solicitor has asked for the stamped building warrant drawings from Moray Council. The aim of this survey is for the architect to match the building warrant plans with what they've seen in the property. *Selling of Affordable Housing Property* A property has indicated their intention to sell. There has been some confusion by CHT who originally said they would said buy it back and sell it on. However they have misread the Scottish Government's position that they would only lend the money to buy it back if there is already a purchaser in place. CHT has contacted Moray Council who are keen to buy the property for key-workers. The board then discussed the rural burden which will continue to apply to the owned properties. This means that the accepted price will alway be less than the market valuation. *Electrics* An owned property reported an issue with the electrics. An issue with their fuse box was sorted by their electrician. Consequently, a tenanted property reported a similar issue. RW Bell were called out and no issue was found. The contractor highlighted that many historical callouts had no underlying issues, yet still incurred substantial costs for the trust. TS proposed that the trust charge for call outs where there is no issue found. The board agreed to implement this policy going forward. NB raised concern about the lead time between reporting a fault to CHT and a contractor being dispatched. The owned property's electrician also reported that a socket in the property was too close the sink, according to regulation. This was reported to the trust's contractor who confirms that the distance they were referring to was guidance and not regulation. The trust has reieved no reponse from GM Electrical who were responsible for the wiring in the properties. *Snagging* Solicitor informed the trust not to pursue snagging until the structural investigation has been carried out. TS informed the board that the majority of snagging is minor but the major part of it are the eight doors that are not wide enough for disabled access in all properties, included the ones that are owned. The trust will retain the snagging money and insist that APLHA will pay to fix the doors. *Rent* TS informed the board that the rent for the tenanted properties will increase by 5% in January and noted that the rent has not been raised since the properties were occupied. The tenants have been informed and there has been no noteable response.	**DT to locate stamped building warrant drawings and send to Solicitor.** **TS to report charging for no-issue callouts to tenanted property occupants.**

	Factoring There remains issue with the factoring which includes shared areas including the block paving, grass cutting and snowing ploughing. Tenants pay into a factoring account each month. However, homeowners are supposed to pay a twelth of any invoices that come in for these factoring expenses, which has not been the case previously. TS informed that the board will need a meeting with the residents to explain this. Board had an in depth discussion on factoring and agreed to ask the company that previously provided training for more information. *Scottish Government* TS informed the board that herself and NB met with Scottish Government representatives about the housing project. Their main objectives were to learn from TGDT's experience for furture affordable housing developments. They identified that there had been too few visits from the clerk of works during construction of the properties. They also recommended that an independent organisation sign off on the snagging once it has been completed. They were also joined by Helen Mackie from CHT half way through the meeting. <u>Glenlivet Projects</u> *Glenlivet and Inveravon Development Officer* CF informed the the board that £8.5k was raised at Tea in the Park and it was a great success. Volunteers from the community and the distilleries contributed massively to the success of the event. Profits were down slightly on last year due to cost rises and unforeseen expenses. A movie was created to commorate the event and is a fanatastic advertisement for the community. A ceilidh and film screening was held to celebrate volunteers but turnout was disappointing. The Inveravon Church group were successful in their application to the Scottish Land Fund and Dorenell for the purchase of the church. They are very thankful to GIDO for the help. CF is a point of contact for the sale and has been helping set up systems to improve capacity. CF has been assisting Glenlivet Hall committee with exploring capital projects. These include portakabins to better service the campsite and to improve their energy efficiency. The committee are going on various learning exchanges to other halls and are investigating their sewage tank as their next actions. CF meeting Braes Hall committee next week to talk about improvements. The Braes Memorial Garden is held up as the contractor needs to wait for the vegetation to die back. *Glenlivet and Inveravon Hertiage and Dark Skies Ranger* **Drumin Castle** reopened in August. Heritage walks restarted and were run over 8 days in and had 15 participants. **Inveravon Church and Pictish Stones** heritage talks were run over 10 days and had 33 participants. In early October the First People of the Spey exhibition was installed by Grantown Museum staff at Inveravon and will be available to view until spring 2026. The celebration event	**TS to arrange a meeting with residents to explain factoring payments.** **TS to contact training organisation to provide factoring information.**

	for the 'First People of the Spey' exhibition, on loan to us from Grantown Museum had 45 people on the day and had crafts and Make a Pictish Stone sessions for children, a Pictish stone craft day was also run at Tea in the Park **Blairfindy Castle** remains closed for essential repairs. **Scalan** Open Days in August and September were attended by about 50 people. We had good weather for the rare bumblebee survey with Skills for Bees at Scalan on August 18th and the session had 12 participants. **Dark Sky Park updates** **Landward**: It was fantastic to see the Cairngorms Dark Sky Park—and our brand-new SkyHide—featured on BBC Landward this month. You can catch the episode here: https://www.bbc.co.uk/programmes/m002lm2g **Dark Sky events and stargazing** restarted at the end of August, so far 8 events have been run with 64 people attending events in the Braes, Glenlivet and Tomintoul. Working with Mark Johnson of Glenlivet Estate and Sam Robinson of the Cairngorms Astronomy Group on Dark Sky planning and on two interpretation projects with the CNPA and Bright White Dark Sky Park Project Group meetings restarted in September The Dark Sky Park have also had a partnership request from St. Andrews to host a student in 2028 and 2029. The Dark Sky Project group are also exploring a dark sky project with Bailee Allen of the Glasgow School of Art Forres Campus based on her recent MA dissertation. Annual reporting: Dark Sky Park monitoring and writing up the Annual Report for DarkSky International will take place in November and December. Website: Dark Sky Park Wordpress website has been updated with events and news items. SR added that the Landward piece was a good advert for the Dark Skies Park and noted that Lydia did a fantastic job. SR expressed a need to speak to DT about finances of dark skies group. At the Discovery Centre in Tomintoul we've run two orientation sessions for Tomintoul & Glenlivet History Group volunteers in September and October. This is in advance of Tomintoul250 celebrations next year. Another orientation session is planned for November 19th. Volunteer resources are also being updated for T250 next year. Involved in organising four meetings over the summer for a Cultural Heritage Networking Event with the CNPA at Boat of Garten on	**SR to meet with DT about the Dark Skies Group finances.**

	October 9th. This has led to plans for a discussion about community archives that have been created in the CNPA area. NEAT Events- Involved in setting up and ticketing the North East Arts Touring Mettle play at the Glenlivet Hall on September 26th. Involved in planning a film showing and star gazing session as part of the Mither Earth film festival in November. <u>Discovery Centre & Post Office</u> TS gave Sharon's report that Discovery Centre visitor numbers for October were 145 and the Post Office were 413 both these figures are slightly up from 2024. The board discussed the need for another person to be available to run the post office when Sharon takes leave. DT to contact another postmistress in the area. The board discussed having another member of staff trained in the post office for situations where Sharon needs to take leave. TS indicated a need to have a separate board meeting about the potential future uses for the discovery centre. <u>Hostel</u> TS gave Sharon's report: Hostel was quite busy in October but is very quiet for November, had just the one exclusive booking for 2 nights, in December we have one booking exclusive for the 31st December and 1st January. Heating just on frostat.	**DT to speak to postmistress.** **TS to organise a board meeting to discuss uses for the Discovery Centre**
Finance	TS reported that DT was very confident that the 2024/25 accounts will be submitted on time. TS noted that there will be changes to managing finances between the trust's charity and company which DT will explain at the next meeting.	**DT to explain financial management changes going forward.**
Galileo Windfarm Development	TS informed the board that at the beginning of the proposed development Galileo approached the development trusts directly in all areas and not the community associations. Board representatives have met with GICA, who were concerned that an MoU had been signed without consultation. The main concern centered around the boundaries not including Inveravon but possibly Tomintoul. TS noted GICA's experience dealing with windfarm developments. TS informed the board that MoU needs to be resigned as there were errors made by Galileo in it. Therefore interested parties have the opportunity to make changes to the boundary and involve GICA. Galileo have agreed to meet online with the trust to discuss these changes before Christmas.	**Board representative to report back on the result of meeting with Galileo.**
AOB	TS informed the board that they met with Marion MacDonald from Foundation Scotland to better understand the partnership between the two orgainsations and receive an overview of the monies received by the Dorenell Windfarm Fund.	

	The board discussed the Dorenell Paths project, CF gave an overview of the recent updates. The board discussed the website and the archive as funding has been draw down to re-do it from Dorenell. The board discussed moving the archive onto computers in the Discovery Centre for the public to access. The board discussed the foodbank and agreed to stop supplying it due to misuse and the lack of capacity within the organisation. They discussed operating on a referral system in the future. The board agreed to hold an AGM after accounts are approved in late winter and to hold an open meeting following it.	**CF to send board recent Dorenell paths report for their information.** **TS to contact MCT to ask whether a contract has been signed for the website re-design.**
DONM	14th January 2026 5pm The Discovery Centre	