



CALLANDER COMMUNITY DEVELOPMENT TRUST

callandercdt.org.uk

Minutes

Company: Callander Community Development Trust
Meeting date: 29th April 2025
Meeting location: Callander Connect, 43 Main Street, Callander
Meeting title: Monthly Board Meeting

Members present

| | | |
|-------------------|-----------|----|
| Alison Boa | Chair | AB |
| Toby Kliskey | Treasurer | TK |
| Gordon Kerr | Director | GK |
| Marco Limonci | Director | ML |
| Marilyn Moore | Director | MM |
| Frank Park | Director | FP |
| Brian McKay | Director | BM |
| David Stutchfield | Director | DS |
| Loucas George | Director | LG |
| Paul Prescott | Director | PP |

Attendees

| | | |
|-----------------------------|--------------------|-----|
| Freddy Bowen-Bate (Minutes) | Operations Manager | FBB |
|-----------------------------|--------------------|-----|

Apologies

| | | |
|----------------|----------|----|
| David Moore | Director | DM |
| Sue Mackay | Director | SM |
| Tracey McFall | Director | TM |
| Mark Griffiths | Director | MG |

Additional Circulation

| | | |
|------------|-----------------|----|
| Fiona Muir | Finance Officer | FM |
|------------|-----------------|----|

Signed: 

Date: 27/5/25

Callander Community Development Trust, 55 Main Street, Callander, FK17 8DX
Charity no SC034462 | Company no SC249970
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Discussion topic

Action

1. Welcome and apologies

AB commenced the meeting at 10:00. DM, TM, SM and MG had tendered their apologies.

2. Minutes dated 25 March 2025

2.1. The minutes of the monthly board meeting held on 25 March 2025 were proposed for acceptance by TK, seconded by DS and approved.

2.2. Board Action List dated 22 April 2025 was reviewed. Most actions from last board meetings are complete, save the following remaining:

- TK, AB – Line managers to liaise with FBB and FM on reporting and feedback going forward
- AB, FBB – Write job description for volunteers in Callander Connect (Liz Kliskey offered to contribute to this also)
- All project/group leads – Forms to be completed for all projects and affiliated groups by their respective lead directors and submitted to the Board
- ML – Coordinate project board in Callander Connect with regular progress updates

3. Conflicts of interest

None

4. Health & Safety (any incidents to declare)

None

5. Matters arising

None. It was noted this should be combined with item 2 in future.

6. Project Progress Updates

6.1. A'Chruinneag Flat & ATM

6.1.1. TK shared that the flat has received 51 nights of bookings so far for this financial year (Apr 25-Mar 26), resulting in a net income of £4,765.84. Unfortunately the provisional booking for the entire month of June cancelled. Discussion was had about how to avoid this in future, acknowledging the limits of using sites like booking.com on imposing cancellation fees.

6.1.2. LG asked if anything has yet been done to advertise the flat with a 10% discount for Callander residents. FBB and TK to set this up with Heritage Property Scotland and begin advertising.

FBB & TK

6.1.3. TK also reported that the ATM at 55 Main St is having work done on it by Royal Bank of Scotland. This continues to yield around £3,500 a year of rental income.

6.2. Callander Connect

6.2.1. AB reported that the project team met to discuss the installation of a TV screen on the wall for video conferencing, as well as improving energy efficiency and increasing usage. DS added that he has been in contact with Business Energy Scotland to carry out energy use audits for Callander Connect, the VIC and the flat. FBB added that he is in the process of resolving the issue of no hot water. Once these changes have been made, the pricing model will be reviewed and a marketing drive for recruiting new paid users will commence.

6.3. Duck Feeder

6.3.1. LG reported that a planning application has been submitted to LLTNPA for installation of the duck feeder in the Meadows.

6.4. EBikes

6.4.1. GK relayed the findings from the recent review of the EBikes share scheme's first year of operation, which attracted around 40 hires, and an income of £278 and a 100% satisfaction rate from feedback givers.

6.4.2. GK noted that going forward, there would be an annual service fee required from CCDT. The first year was covered as part of the original grant from the Cycle Share Fund, and amounted to £360 for the four bikes, paid to Wheels Cycling Centre. A budget of £500 was approved by the board to cover this year's service fee, plus a contingency for additional parts or maintenance work.

6.4.3. GK also noted that the scheme functions largely under Colin Welsh (volunteer) and FBB, and that there is a line in the grant budget for staffing. He reported that it currently takes around 30 minutes of FBB's time per hire. This may reduce with a volunteer recruitment drive.

6.5. Main St Regeneration

6.5.1. MM relayed that the painter of the selected premises on Main St hopes to commence work at the end of June, but may be delayed due to another job. MM is also in touch with a signwriter. Callander Enterprise are shortly to inform shop owners who have been chosen.

6.5.2. AB asked for clarity on the selection criteria for shops getting the paintwork done. MM said the criteria were: those who returned their forms within the timeframe given, current need, length of establishment and Callander Enterprise membership, and reiterated that the aim of the Premises Improvement Grant was to improve the overall appearance of the Main St.

6.6. Meadows Masterplan

6.6.1. PP reported that Imagine If had been managing this project and it had not yet been handed over to him.

6.6.2. LG clarified that there had been meetings with Stirling Council and LLTNPA regarding a potential joint bid for the Rural Tourism Infrastructure Fund for improving infrastructure at Station Road car park. He added that Project Lead Directors should delegate if they are not able to attend project meetings.

6.7. Old Primary School

6.7.1. BM gave an update that he, ML, DS, MM and LG had been discussing a potential use of the current Primary School as an arts and education centre. Stirling Council have been contacted for a walkabout inside the building, as well as a building condition report, hopefully for June.

6.7.2. DS had pointed out that retrofitting the building (for which grant funding is available) would enhance the business case by reducing energy costs.

6.7.3. A feasibility study is being looked into, with a number of consultants being considered. A recent learning exchange visit to Earlsferry Town Hall, which now hosts community activities, events and performances, revealed useful insights, including the initial feasibility study for that project. Trips to Strathearn Arts and Birnam Arts have also been suggested.

6.7.4. A “pre-feasibility” study is being considered and has been costed.

6.8. Pedestrian Bridge & Safe Routes to School

6.8.1. On the recent walkabout with Drew Leslie and David Hopper from Stirling Council, ML learned that the Business Justification Case for drawing down £2.5m of Scottish Government funds for developing the proposed pedestrian bridge and connecting paths has garnered around 80 (positive) comments from different SG departments, which the Council are in the process of incorporating. ML has been informed that there will be some back and forth between SG and the Council until the case gets approval. No timeline was given for this.

6.9. Phone Box

6.9.1. MM and FBB continue to liaise with a specialist to restore the Camp Place Phone Box. Funds are being sought to pay for cleaning and repainting the exterior, tidy up the wiring inside and fit a door lock. Work to restore the footpath leading to the kiosk will then take place, followed by a plan to fit a defibrillator to the back outside panel, and then a fit out of the interior.

6.9.2. FBB noted that this project will need some of his time. MM to add this to the project form. MM

6.10. St Kessog's

6.10.1. LG is scheduling meetings with Alan Conroy (Economic Development team of Stirling Council) as well as an individual who has offered to do all electrical and plumbing work pro bono.

6.10.2. Ideas around holistic fayres and applying for the Changing Places Toilet Fund are also being explored.

- GK gave his apologies and left the meeting -

6.11. Visitor Information Centre

6.11.1. AB reported there had been issues with the new stock and Point of Sale system, which have caused the VIC duty managers' chargeable working hours to increase markedly. However, it is expected that this will mean fewer hours are required at the end of the season.

6.11.2. AB also informed the board that she would be working with Callander Primary School students to plant up hanging baskets for the front of the VIC.

7. Reports/updates

7.1. Finance Reports

7.1.1. TK provided a breakdown of cost centres for FY to date against approved budget figures: see appendix 1.

7.1.2. DS notified the board that he had found a CCDT Environmental Policy from 2020, which he offered to pass to the Finance Committee for consideration alongside the investment strategy. DS

7.2. Operations Manager Report

7.2.1. FBB previously circulated his report providing a summary of Callander Connect usership, support provided to each project, as well as the construction of a CCDT shared OneDrive with TK and Liz Kliskey and meetings with Stirling Council and LLTNPA on particular topics such as lighting on the White Bridge and volunteer sharing with the National Park.

7.2.2. Events/projects being supported: Callander Area Mens Shed, Callander Spring Fling, Callander Market and Callander Pride.

7.2.3. He gave a summary of the McLaren Futures Collective first workshop – see appendix 2.

7.2.4. FBB has also liaised with Imagine If on their handover.

7.3. Group Reports

7.3.1. Greener Callander – Lesley Hawkins submitted a report detailing replanting work on the War Memorial garden, which has now been completed with the

help of Callander Royal British Legion Scotland volunteers and Breedon, Cambusmore Quarry.

7.3.2. Callander Woodland Group – LH’s report explained that landscaping work in Coilhallan has been completed by contractors, including ATV tracks, scrapes, mounding and self-closing pedestrian gates. Mike Buchanan has confirmed his support for joining up trails from Coilhallan onto Cambusmore land. CWG will need to check CCDT’s insurance covers them for working outwith FLS.

7.4. Development Officer Report

7.4.1. Imagine If have been coordinating handover as Development Officer with FBB. FBB stated he could share the handover plan upon request. FBB

8. Press Pause Report

8.1. FBB advised that a report of the discussions and conclusions of the Press Pause workshop which took place on 10th March has been drafted and will be circulated among those who were originally invited, for a follow up session to draw up an action plan. This will be followed by a summary to be shared with the wider community. ML, AB and FP to liaise on this. ML, AB, FP

9. Board Structure going forward

9.1. Absent directors

9.1.1. After prolonged absence from meetings, SM has confirmed with ML that she will vacate her position as CCDT Associate Director due to other commitments. ML to write to the Secretary of Callander Heritage Society to ask if they would like to nominate someone else to the CCDT Board or not. ML

9.1.2. ML is in contact with TM about consistent absence from meetings and is awaiting a response. ML

9.2. Vice Chair

9.2.1. AB proposed ML has Vice Chair of CCDT, seconded by BM. All in favour.

10. Staff structure going forward

10.1. TK, ML and MM have reviewed and realigned FBB’s job description priorities and will share with him before circulating. They will now use this to produce a job specification for a Development Officer. TK, ML and MM

10.2. FM produced an analysis of the cost of a Development Officer based on either 1, 2 or 3 days per week, on a self-employed basis. TK stated the going rate for a Development Officer seems to be between £15 and £18/hour. TK, ML and MM to take this forward.

11. Any other business

11.1. Imagine If had previously circulated a scope for a CCDT Board Strategy Away Day to take place on 5th May at Fassiefern in Killin, to review CCDT's charitable aims and facilitate a visioning session for its aspirations over the coming years.

11.1.1. PP and FP expressed the view that no worthwhile visioning exercise can be done without first considering financial position, and that finance should be the first item on the agenda when considering organisational strategy. All others present disagreed, conceding that finance must be considered but should not form the basis of a charity's vision.

11.1.2. A long debate ensued, during which AB gave her apologies and needed to leave the meeting. The meeting concluded at 12:40 with confirmation of the details of the day, and the reassurance from ML that financial position would be included on the agenda, but not over and above vision.

Date of next meeting: Tuesday 27th May 2025 at Callander Connect

Appendix 1: Finance Report Summary

| | Year to date (March 25) | | | Notes | Approved Budget Financial Year 25/26 | | | Notes |
|-------------------------------|-------------------------|--------------------|-----------------|--|--------------------------------------|--------------------|------------------|--|
| CCHL Income | | | £290,000 | | | | £306,000 | |
| Cost centres | Income | Expenditure | Balance | | Income | Expenditure | Balance | |
| Operations | £0 | £76,148 | -£76,148 | | £0 | £74,230 | -£74,230 | |
| Holiday Let | £19,110 | £10,293 | £8,817 | | £22,000 | £12,663 | £9,337 | |
| ATM | £3,738 | £0 | £3,738 | | £3,500 | £0 | £3,500 | |
| VIC | £39,727 | £55,538 | -£15,811 | C. £13k stock retained plus £13,400 bought for 25/26 | £40,000 | £50,000 | £10,000 | |
| Callander Connect | £600 | £8,764 | -£8,164 | | £2,052 | £12,052 | -£10,000 | |
| LPP | £0 | £32,027 | -£32,027 | | £0 | £1,250 | -£1,250 | Any approved spend will need to be drawn down from Contingency below |
| Hydro Charity Fund | £60,000 | £63,643 | -£3,643 | | £0 | £70,000 | -£70,000 | Usual £60k allocation from CCDT resources but added £10k for CAB Hardship Fund |
| Investment Fund | £0 | £0 | £0 | Proposed £10k monthly investment | £0 | £120,000 | -£120,000 | In accordance with formally approved Investment Strategy |
| Managed Funds | £45,910 | £21,434 | £24,476 | Includes Meadows Masterplan and PIG Grants | £0 | £0 | £0 | Any approved spend will need to be drawn down from Contingency below |
| Contingency | £0 | £0 | £0 | | £0 | £33,357 | -£33,357 | |
| Total CCDT Expenditure | £169,085 | £267,847 | -£98,762 | | £67,552 | £373,552 | -£306,000 | |
| CCDT Balance | | | £191,238 | Taken to Investment Fund and operating costs for next Q and Restricted Funds | | | £0 | |

Appendix 2: Summary of McLaren Futures Collective Workshop

Summary of McLaren Futures Workshop, 24.03.25

On Monday 24th March, a workshop was held with representatives from 9 different communities across the McLaren High School catchment area, to discuss current efforts around each of the five themes of Climate Adaptation (1. Improving Housing and Neighbourhoods, 2. Getting Around, 3. Improving Self-Sufficiency, 4. Regenerating Nature and 5. Growing Skills & Employment), across each of our communities; and share desires and ambitions for further action for greater and longer-lasting impact.

In attendance:

Callander: Freddy Bowen-Bate, Chiara Fingland, David Stutchfield, Carol McGowan, Keena Wildman (Marilyn Moore invited) | **Thornhill:** Gary Richardson, Joyce Firth, Mandy McMonagle | **Port of Menteith:** Jim Riach | **Kilmadock:** Neil Fergusson, Anna Clark | **Killin & Ardeonaig:** Theresa Elliot | **Strathfillan:** Euan Palmer, Dianne Mailer, Logan Mailer, Tim Starck, Sylvia Rosemeijer | **Strathard:** Kate Bovill, Wendy Faulkner, Ollie Tulloch | **Gartmore:** Catherine Goldie | **Trossachs (Brig o Turk):** Kay Hill | (Stirling Council: Angela Heaney invited) | LLNPA: Fiona Jackson, Hannah Robinson, Fiona Thompson | FEL Scotland: Arleen Sinclair | (McLaren High School: Niall Williamson and Rachel Close invited)

Apologies:

Balquhidder, Lochearnhead & Strathyre

Ideas that were raised:

Improve Housing and Neighbourhoods

- **Retrofit & Energy:** Push for retrofitting homes with insulation, solar, heat pumps; create a local housing/energy improvement officer role.
- **Community Events:** Organise honest tradespeople events; share knowledge on energy options.
- **Planning & Design:** Encourage smaller, more efficient homes, lifespan housing, communal and green spaces.
- **Maintenance & Upgrades:** Improve play parks, road safety, village hall efficiency, and private council maintenance.
- **Policy & Funding:** Align planning policy with retrofit goals, support for resilience plans related to tourism and housing.
- **Equity in Access:** Ensure diversity in housing stock; develop local energy plans focused on rural areas.

Getting Around

- **Active Travel:** Create safe cycle routes, bike maintenance stands, interconnecting paths, and car share schemes.
- **Public Transport:** Improve rural transport links, subsidised bus fares, e-bikes, EV infrastructure, explore community-run services and feasibility studies.
- **Innovative Ideas:** Consider car clubs, demand-responsive transport (DRT), and railway reactivation.
- **Coordination:** Integrate transport and health services; involve multiple villages in joint transport planning.

Improve Self-Sufficiency

- **Local Energy & Food:** Develop local off-grid energy schemes, biodiesel projects, farmers markets, and shared food systems.
- **Community Hubs:** Resilience hubs, reuse hubs, and community energy schemes to support daily life and emergencies.
- **Behaviour Change:** Promote kindness, efficiency routines, and local economic models aimed at resilience.
- **Skills & Learning:** Facilitate intergenerational knowledge sharing and local project participation (e.g., garden shares).

Regenerate Nature

- **Wildlife & Land Management:** Restore wetlands, identify wildlife corridors, plant heritage trees, support beavers and native flora/fauna.
- **Rewilding & Food Growing:** Identify unused spaces (e.g., Callander), promote forest gardens, and food growing initiatives.
- **Citizen Involvement:** Citizen science projects, tree mapping, and community-led FLS land management.
- **Tourism & Trails:** Curated nature walks, QR-code maps, and sustainable tourism initiatives.

Growing Skills and Employment

- **Training & Education:** Promote apprenticeships, nature restoration courses, traditional building skills, and barista or land-based training.
- **Support Networks:** Create a skills audit, build a trades register, and promote peer learning.
- **Community Wealth Building:** Establish community-owned businesses (e.g., composting, timber mills), and explore implications of relevant bills.
- **Engagement & Facilitation:** Encourage participation via local facilitators, competitions, climate cafes, and events to bring people together.

Keynote speakers: Keena Wildman (recipient of Women Climate Leaders Grant), Climate Action Strathaven

Exercises: Ask & Offer, Crazy 8s, Postcards from the Future

Feedback: Generally very positive, citing benefits of networking and joined-up approach to climate, recognising commonalities between communities, etc. Suggested improvements included more time to explore each idea in more detail, and opportunity to reflect on things more.

Next steps: Engagement events in each community for views on emerging themes: e.g. retrofit of community buildings, community buses, local skills development