

**Tighnabruaich District Development Trust.
Minutes of Meeting of Directors, Monday 15 September 2025**

1. **Attendees:** Alastair Barge, Andy MacDonald, Sheena Currie, Euan Stirling, Ronnie Irvine, Andree Hawke, Steve Williamson, Janie Boyd, Graeme Hogg.
Apologies: David Mitchell, Chris Moss, Fiona McPhail, Mick Eyre.

2. **Minutes of Previous Meeting 21 July 2025** – approved

3. **Treasurer's Report –**

Current position: Cash balance at 13 September £12,608.63 down from 19 July £23,699.03 reflecting significant outgoings. These included the final fee to Delfinity for the petrol station feasibility study, Development Officer and accountancy fees and Kyles 10 Miles expenses. Receipts included K10 entry fees and the balance of Scottish Land Fund grant toward petrol station costs.

As this leaves the cash balance somewhat depleted it will be prudent to transfer funds from the renewables company to boost this account.

The Renewables balance shows £84,207.26.

The Annual Accounts to February 2025 are finalised by Wm Duncan, had been circulated and were discussed. GH and ES to meet with accountants to clarify and advise on any amendments. Subject to that, the Board approved the accounts.

Wind farm: Conditions in August had again exceeded projected model expectations.

4. **Heritage Centre / Shop Unit –**

A quote has been requested from Maclay's of Dunoon to replace the windows for both shop units. Further quotes are to be sought for works to the shop fronts from local businesses and Mark Watson's Advanced Construction in the interest of inclusion, fairness and to provide comparison. A formal lease shall also be put in place for Beau Dubh, as the arrangement with Rod McLean remain currently on an informal basis.

5. **Development Officer Update**

Mick Eyre provided his written update – discussion points were:

Petrol Station – The local request for financial pledges and the grant application to the Scottish Land Fund have proven very successful. All funds received from grants and pledges will be reserved for use on the purchase and redevelopment. On the basis of this pledged financial backing, the Trust is enabled to proceed without committing significant funds itself, and those present agreed to proceed with an offer to purchase. RI will advise B Critchley we intend to proceed, and Corrigan Black will be instructed to make the formal offer. AB and ES will complete and return SLF grant award documentation. The grant award includes funding for employing a project and volunteer manager which it is hoped will interest BC and assist the handover and transition to community ownership for all involved.

Next steps include;

- formalise pledged donations process including Gift Aid
- promote development plans to attract further support
- contact Chris Trainer for guidance on appropriate lease agreements
- an additional meeting of trustees if necessary once Mick returns from holiday
- form working group, possibly incl non-trustees, to support Mick with progressing plans, work with project/volunteer manager, flesh out further development ideas - including C Moss, E Stirling, R Irvine, S Williamson

Tank slip – it was agreed further clearance work is necessary both into the vegetation on the seaward side of the road, and opposite around the hard standing areas. This could involve a combination of volunteers with chainsaws and use of larger machinery.

It was agreed the approach from Wild Kitchen presents a good fit, and a progress plan should be requested from Sandra McCuin for how she would intend to relocate operations.

Kyles 10 Miles – The event went off well with a great atmosphere on the day despite some heavy downpours. Mick again deserves all credit for planning and co-ordination of all involved including supporting organisations Bute Resilience, Helensburgh First Aid and the Kames Hotel.

Community Resilience – Funds should be released soon to allow progress with purchasing of resources and a storage facility.

Cowal Community Energy – Membership fee paid.

Mile Markers – Work to replace missing and broken markers now completed thanks to Mick, Dra and Peter MacBride .

Kilbride Bay Path – An assessment of the needs and costings involved can take place over the colder months where weather conditions deteriorate highlighting issues on the route. Quotes will then be sought based on this initial assessment.

Play Park – Further grants may be applied for to finance necessary development work.

Ark Exhibit – Mick apologised for mistaking the deadline date for a grant application to support the exhibition. AH to advise Roberta Wallace. Clarification of the nature of the exhibit will be sought and inform any further action.

Shop Units – Quotes from others to be sought to add to MacLay's in Dunoon including Advanced Construction and small local builders/tradespeople.

6. Paths

The walking group has resumed and will report on the condition of local paths where necessary.

7. Jetty

Ongoing maintenance will require clearing mussel growth from moorings at Rhubaan, by bringing sections of floating jetty ashore to clear, and replacing defective blocks. Discussion highlighted it is necessary to tighten up on payment for use of both jetty and moorings in the coming season to support the perpetual maintenance costs.

8. Status of Grant Applications

Current –

The Rowing Club upgrade to the concrete slipway by the pier remains a live application

Future / Potential –

No further movement on any of
RNLI and Golf Club defibrillators

Kyles Allotment Group may request contribution toward replacing deer fencing around the site

Kilfinan Community Council – no update

9. Residual Ardlamont Estate

No update

10. V.E.T.S. / First Responders Update

Previous Heartstart training will be added to with a drop-in session arranged for 30th September between 4 and 7pm.

11. AOB

A recent dive survey of Tighnabruaich Pier will outline if the final visit this season of the Waverley can be accommodated, if the broken bollard is repairable, and what other repairs are necessary to enable continuing use.

The situation will be monitored as costings will be considerable and the Council unlikely to prioritise support for these.

12. Timing / Schedule for 2025 meetings

The next meeting is scheduled for 17 November 2025 however, with significant developments on both the petrol station and tank slip likely, an interim meeting may be scheduled once Mick returns from holiday.

Thereafter, the AGM will be scheduled during December.