



Minutes of the meeting held on 11th June 2026 at 7.30pm in the Inn at Kingsbarns

1. Those attending in person : Frances Andrews (FA, Chair and Director); Sue Jenkins (SJ, Director), Iona Macphie (IM Secretary), Christine Grant (CG); Fergus Mackintosh (FM); John Sibbald (JS).

2. Apologies for absence. Sam Nisbet (SN Treasurer); Kathy Mayo (KM)

3. Minutes of the meeting held on April 30th 2026. The minutes of the last meeting were proposed as a true record by FA seconded by CG and agreed unanimously.

4. Matters arising not included in the agenda. The residual funds from the Russell Trust will all be needed for further first aid training. Other potential funders will be approached for help to raise the £1890 capital cost required for installation of a defibrillator at the Inn.

The time of the monthly free, drop-in community cafes over the summer has changed to the later time of 3-4.30pm to avoid overlap with late lunches in the Inn.

5. KCDT finances update. The Treasurer was unable to attend the meeting. Since the last meeting grant money from the National lottery Community Fund (£11,500) and the University Community Fund (£1,000) have been paid into the account, together with a donation of £100. A further £465.09 for urgent repairs to the windows (in addition to the £2317.07 already donated) have been paid to the KCBS for window repairs and two amounts, each £413, to cover insurance for May and June have also been paid out. An invoice £42 has been paid from the Garden fund.

6. Building repairs. The scaffolding to repair the north gable end of the westmost building is due to be erected on 18th June with work starting on 22nd June. Work on the flat roof over the public toilets has been slightly delayed due to the rainy weather and will now also start on 22nd June. The Kingsbarns Community Benefit Society (KCBS) have received a grant for the toilet roof work - this will no longer have to be paid out of the KCDT Inn repairs project fund, leaving more for the urgent repairs to the stonework. The KCBS have confirmed that, if required, finance will be available to contribute to the cost of the stonework. As a result, funds will be sufficient to complete repairs to both gable ends and the front and back elevations of the westmost building this summer.

The contractors building the new house at the back of the Inn have indicated that they are prepared to move the Harris fencing to allow the stonemasons repairing the north gable end to access the Inn from the entrance adjacent to Smiddy Burn. This is subject to the agreement of the landowners.

JS informed the KCDT Board that the KCBS wish to arrange painting of the exterior of windows in rooms 1,2,3 and 4. The paint is cracking leaving untreated wood exposed. The colour cannot be changed at this

stage, but this will be addressed when a planning application for change of the windows and doors is drawn up. It is hoped that painting of windows in the westmost building may be coordinated with the erection of scaffolding. Some internal painting, in particular of the stairwell, is also planned.

7. Fundraising including AHF application. The **total** cost of the Inn Repairs Project, to ensure our heritage asset is wind and watertight and in a fit state to serve the community for generations to come, is now estimated at £276,330. This sum includes finance for the architectural work required to obtain planning and listed building consent, repair of the stonework, re-tiling of the roof, upgraded and new energy infrastructure, and replacement of the windows and doors. The community has already raised £40,000 towards this total and continues intensive fundraising efforts. In future, considerable funds will also be available for repairs from lease payments and profits from operation of the Inn

We have been advised that the repair of the stonework in the oldest part of the Inn is an absolute priority. There is evidence of ingress of moisture into the roof space. The roof timbers are intact but without urgent action there is a risk of rot and a resulting exponential increase in costs. The Board agreed that this work should be arranged ASAP so it is completed this summer. It will use up most of the existing building repairs fund.

Following a successful Expression of Interest to the Architectural Heritage Fund, the KCDT have been invited to submit an application for development funding to cover the costs associated with applying for planning and listed building consent. The Board agreed an application should be made for the professional fees associated with preparation and submission of planning and listed building applications. Going forward, other expenses and the construction work itself will be covered from future lease payments, Inn profits, donations and fundraising.

Other fundraising.

As noted above, £11,500 has been awarded from the National Lottery Community Fund, £3,000 of which is ringfenced for the Inn Repair Project.

The Annual plant sale and summer Fair, to raise funds for the KCDT, is on 13th June

An anonymous supporter has recently offered £15,000 in match funding for donations given to the Inn Repair Project. Part will be put aside for re-tiling of the roof.

An EOI has been sent to the Fife Rural Development Fund for revenue funding to complement the application to the AHF. If successful, we will be asked to submit a full application.

8. Lease and insurance for non-payment of rent.

The draft lease was considered and a number of changes suggested. These will be sent to our lawyer at Thorntons and to the KCBS. The accompanying legal letter, spelling out the joint responsibility for the cost of the repairs, is awaited.

Thorntons suggested our insurance should include provisions for non-payment of rent. However, it would appear that this is already covered in the current insurance schedule.

9. Rules and policy update. The current Articles of Association (rules) need to be updated. A subgroup will be set up to recommend changes to the Board.

The Whistleblowing, Privacy and Data Protection and Equality, Diversity and Inclusion policies were reviewed and accepted. The next review will be in 2028.

Acceptance of the review of the Safeguarding policy will be by email confirmation by Board members.

A new KCDT Environmental policy was agreed.

10. **AOB.** A village resident has expressed an interest in becoming the next Treasurer of the KCDT. She works full time so will make a final decision after a meeting during which she can go through the draft 2025 accounts and assess the time commitment the post would involve.

A provisional date of Saturday 19th September was pencilled in for the 2026 KCDT AGM.

11. **Date and time of next meeting.** To be confirmed.