



Minutes of the meeting held on 27th July 2026 at 7.30pm in the Inn at Kingsbarns and via Zoom

1. Those attending in person : Sue Jenkins (SJ, Director), Iona Macphie (IM Secretary), Kathy Mayo (KM); Fergus Mackintosh (FM);

Those attending via Zoom: Sam Nisbet (SN Treasurer); John Sibbald (JS).

2. Apologies for absence. Frances Andrews (FA, Chair and Director); Christine Grant (CG);

3. Minutes of the meeting held on 11th June 2026. The minutes of the last meeting were proposed as a true record by KM seconded by FM and agreed unanimously.

4. Matters arising not included in the agenda. None

5. KCDT finances update. The Treasurer provided full details. The balance is satisfactory with a small excess in the unrestricted fund. The balance in the Inn Project Fund, is insufficient to cover the whole of the repair of the front elevation. However, it was decided that a contribution from unrestricted funds will be used to cover the shortfall so the KCDT will provide the entire cost of the

In the 'final' 2025 accounts sent by the accountants in June, the allocation of funds was not as per the Treasurer's records. A new accountant has been allocated to the KCDT to sort out the problem.

6. Inn repairs. Replacement of the mortar of the north and south gable ends and the front elevation of the Inn are complete, the blown double-glazing panels in rooms 1 and 5 have been repaired and the roof over the public toilets has been replaced. The scaffolding will be removed in the next 2 weeks - prior to this the window frames of the first floor rooms are being painted by volunteers.

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The back elevation of the westmost building is has not being repaired this could possibly be done later in the autumn, if funds are available.

The next stage in the building repair project is to commission structural, energy and heritage impact reports prior to applying for planning permission to repair the roof and, possibly, install solar panels at the back of the Inn. Having obtained three quotes, a preferred bid has been selected.

7. Lease and insurance for non-payment of rent. A warning been received from the lawyer that a lease lasting 7 or more years will mean the KCBS has to submit a Land & Buildings Transaction Tax Return. Thereafter Revenue Scotland would ask for updated returns to be submitted every 3 years. Although no

tax would be due, the requirement for a return could be avoided if the Lease is for less than 7 years. After discussion, it was decided that the lease should be changed from 10 to 6 years with no break clause. This change will be sent to our lawyer and to the KCBS. The accompanying legal letter, spelling out the joint responsibility for the cost of the repairs, has been amended and sent to the KCBS.

At our lawyer's suggestion, our insurance is being updated to include provision for non-payment of rent.

8. Fundraising.

- The Annual plant sale and summer Fair raised £330 for the KCDT
- An anonymous supporter has recently offered match funding for donations given to the Inn Project during the summer.
- Following submission of an expression of interest for revenue funding to cover part of the cost of architectural work for the next stage of the Inn repairs, the Fife Rural Development Fund has invited us to submit a full application. Notification has been given that the outcome will be decided at the beginning of August. If successful it could provide 50% match funding for the Architectural Heritage Fund (AHF).
- A decision about our application to the AHF is expected following their meeting on 11th August.

9. Rules and policy update. A small subcommittee had met to review the rules. The major change proposed concerns election of Trustees (Board directors). Currently, the term of office is not stated in the rules. Given the difficulty in attracting Trustees to serve, a fixed term of three years is proposed and if no application has been received for the position, a Director may be re-elected to serve for another three years.

Other minor changes proposed include updating the list of postal codes that define the Kingsbarns Community and including an email address in ordinary members' details. It was noted that if, in future, it is proposed to send ordinary Trust Members email communications, the KCDT should register with the Information Commissioners Office.

Acceptance of the review of the Safeguarding policy, previously sent by email, was confirmed by Board members.

10. AOB. The National Lottery Grant includes £700 for craft materials and refreshments for a number of craft events over the next 2 years. It was decided that the community should be asked what they would like before anything is arranged.

Newsletter. It was agreed that a KCDT newsletter would be distributed with information about the Inn repairs, the KCDT General meeting and AGM, both to be held on the morning of 19th September, the craft grant and the offer of match funding. The Secretary will send a draft for approval by Trustees prior to distribution with the August events list.

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