Rannoch Community Trust Limited

Annual General Meeting

The sixth Annual General Meeting of Rannoch Community Trust Limited was held at the Village Hall, Kinloch Rannoch on 26th November 2025 at 7.30p.m. to transact the business set out in the Notice of Annual General Meeting previously circulated to Members in accordance with the Articles of Association.

The following Ordinary Resolutions were passed by a majority of Members voting:

1. That the Report and Financial Statements for the year ended 31 March 2025 be approved.
2. That Danielle Blair was elected as a Director
3. That Jerry Dunnigan was elected as Director
4. That Alistair Penman be re-elected as a Director.
5. That Gillian McIntyre was elected as Director
6. That Aislinn Crozier be re-elected as a Director.

By Order of the Board



Danielle Blair, Acting Chair
26th November 2025

Minutes of the Annual General Meeting

Welcome and Introductions:
Acting Chair, Danielle, opened the meeting and welcomed members and attendees. She provided a short introduction to the purpose of the AGM and thanked everyone for their ongoing support of RCT's work.
Apologies
Apologies were noted from: Gillian McIntyre
Approval of Previous Minutes
The minutes of the previous AGM were reviewed. No amendments were requested.
Decision: Approved as an accurate record by Lara Moir and Richard Barcley.

Chair's Report

The Chair delivered an overview of the year, noting that it had been a landmark period for Rannoch Community Trust, with continued growth in activity and significant progress toward the Trust's long-term vision for strengthening community resilience and wellbeing.

Cornerstone Development
The Chair highlighted that the most significant achievement of the year was the substantial development of The Cornerstone at Rannoch, the new Community Hub. The project was made possible through the dedication of the project team, trustees, volunteers, and the generous support of funders including:

- National Lottery Community Fund
- Scottish Land Fund
- Bank of Scotland Foundation
- SSE
- Perth & Kinross Council

The Cornerstone officially opened its doors on 21 June 2025.

Community Health and Wellbeing Activities
The Trust continued to deliver and support initiatives aimed at improving quality of life in Rannoch.
The volunteer-led hospital transport and befriending services remained vital, reducing isolation and improving access to essential support for residents.

Affordable Housing and Care Projects
Progress was made on both the Affordable Housing and Care at Home projects, each focused on addressing the need for sustainable local solutions. These initiatives support independent living and help attract and retain residents within the area.

Financial Update
The Chair noted that while restricted project funding had grown substantially, unrestricted general funds remained limited. The Board continues to monitor cashflow closely and is actively pursuing new income streams and partnerships to ensure the Trust's long-term financial stability and support ongoing operational needs.

Governance and Board Changes
The past year saw changes to the Board, with several trustees stepping down and new members joining. The Chair extended sincere thanks to all trustees, past and present, for their insight, commitment, and contribution. It was noted that continuity of community-led leadership remains vital to the Trust's success.
Acknowledgements
The Chair expressed heartfelt thanks to all volunteers, staff, funders, and community members who contributed their time, skills and experience throughout the year. She highlighted that every project from environmental improvements to social care initiatives is driven by the dedication of people who care deeply about Rannoch and its future

Treasurer's Report

The Acting Treasurer opened the report by apologising that the annual accounts had not been uploaded to the RCT website on the date originally advertised, noting that the signing process had been completed at the last minute. Members were advised that the accounts were now available and that it was hoped everyone had had the opportunity to review them.
Accounts and Regulatory Compliance
The report covers the financial year ending 31 March 2025. The accounts have been prepared in accordance with all relevant laws and regulations, as outlined on page 2 of the Trustees' Report. The accounts were independently reviewed and audited by BK Plus Audit Ltd. It was noted that RCT is unlikely to have a statutory obligation to have the FY25/26 accounts audited since the income is likely to drop below the £500k mark with the completion of The CornerStone. An audit in FY26/27 was likely given the scale of the Affordable Housing project. It was noted that the audit does provide reassurance and transparency that the finances are being well managed but the process does cost a considerable amount of money (£5k). It was recommended that the decision be taken at the time the process would start subject to funds and a full time treasurer.

Financial Position
The Trust concluded the year in a challenging but positive overall position. Restricted project funding increased significantly, whereas unrestricted general funds remain very limited. Cash balances require careful and constant oversight, and monitoring will remain a priority.
Acknowledgements
The Treasurer expressed significant thanks to Maggie Leggett, Bookkeeper, for her extensive work managing the high volume of financial processing associated with The Cornerstone project. Thanks, were also extended to Chris Massey, outgoing Treasurer, and to Bill, who supported the preparation of the statutory wording in the report.
Key Financial Movements
The Cornerstone was the major source of expenditure for the financial year. A large shift occurred between cash reserves and tangible assets: Tangible assets increased significantly as the build progressed. Cash holdings decreased accordingly, as shown in the cashflow statement.
Unrestricted funds
Dropped from £10,700 in 2023/24 to -£9,000 in 2024/25. Contributing factors included: Introduction of a new accounting system (Xero) to improve financial reporting and auditability. No fundraising activity conducted for unrestricted funds during the year. Increasing unrestricted funds will be a priority for the coming year, with the Treasurer, BDM, and Chair committed to this.

Risks and Forward Outlook
RCT continues to carry significant responsibility for two major projects: The Cornerstone and Affordable Housing. The Cornerstone Board reports quarterly to the RCT Board, and full financial reports are reviewed monthly by The CornerStone board to ensure tight cashflow management. Expectations for the next financial year: The Cornerstone should break even and ideally generate a small surplus. As a community pub, the objective is sustainability rather than profit, with pricing kept sensible to ensure accessibility for all.

Adoption of Accounts
The Treasurer recommended that members adopt the annual report and audited financial statements for the year ending 31 March 2025.
No objections were raised.

Appointment / Reappointment of Directors

In accordance with the Articles of the Trust, the following were noted:

Decision:
The following Ordinary Resolutions were passed by a majority of Members voting:

- That Danielle Blair was elected as a Director
- That Jerry Dunnigan was elected as Director
- That Alistair Penman be re-elected as a Director.
- That Gillian McIntyre was elected as Director
- That Aislinn Crozier be re-elected as a Director.

Project Updates

Heartland Cares – Update by Lara Moir

Lara gave an overview of the Heartland Cares project, including:
Origin of the project in the 2017 Community Action Plan and the identified gap in formal care provision for Rannoch. Rural inequality in access to care-at-home services and the need for a new delivery model. Establishment of Heartland Cares as a new charitable company limited by guarantee, jointly developed with Dunkeld & Birnam Development Trust. The company will deliver: Commissioned care-at-home, Volunteer-led support (befriending, hospital transport) and Local coordination. Nearly £500,000 of funding has been secured to support development and start-up. A Board of five trustees is in place, with two from the Rannoch area. Governance, finance, safeguarding and operational systems have been established. CEO appointed: Dr. Devish Suri (medical doctor, healthcare management background), working one day per week from The CornerStone. Recruitment of coordinators and care workers will take place over the next 3–9 months; Care Inspectorate registration expected within nine months. A third community will need to join within two years for economies of scale. Lara confirmed the project is moving into implementation and will create new employment opportunities and improved care access for residents.

Cornerstone Update – by Aislinn Crozier

Aislinn delivered an update on The Cornerstone, noting that they were speaking in their capacity as an RCT Trustee rather than as part of the Cornerstone board member.

Acknowledgements and Community Contribution

The Cornerstone has developed from a concept first discussed in 2016 into a much-needed social space for Rannoch. Getting the project off the ground has required an exceptional, community-wide effort. Thanks were expressed to everyone involved in day-to-day operations, including bar and kitchen volunteers, cooks, pot-washers, gardeners, cleaners, event organisers, maintenance helpers, and all who have freely contributed their time. Particular thanks were given to Richard Barclay for his extensive personal commitment, described as essential to the project's delivery.

Relationship Between RCT and The Cornerstone

The Trustee clarified the legal and governance structure to ensure confidence that The Cornerstone remains a community asset and part of RCT. Early options, including leasing to a commercial operator, were considered but rejected in favour of a model run by local people for local people. As RCT, as a registered charity cannot engage directly in commercial trading. The Cornerstone was established as a separate legal entity, but it is wholly owned and controlled by RCT. RCT approves and can remove board members of The Cornerstone. The current Cornerstone Board comprises: Richard Barclay (Chair), Jerry Dunnigan, Duncan Shaw and Aislinn Crozier. RCT's Business Development Manager provides contracted support to The Cornerstone. Trustees who sit on both boards emphasised that they act with the appropriate "hat" depending on the decision being taken.

Business Plan and Operating Mandate

The Cornerstone was required to submit a business plan to RCT, reflecting community priorities and commitments made in major funding applications. Key objectives include: Achieving economic sustainability and breaking even. Remaining open throughout the year, including quieter months. Providing a welcoming social space for the community. Delivering a programme of events, especially in winter. Creating employment and training opportunities for residents (including the chef training programme now underway). Ensuring ongoing dialogue with local people about their needs. RCT approved the business plan in April 2025 and delegated operational responsibility to The Cornerstone Board. Day-to-day decisions such as pricing, staffing, policies, or event scheduling sit with The Cornerstone Board, not RCT.

Oversight and Governance

The Cornerstone Board reports quarterly to RCT on financial performance and management accounts. Monthly financial monitoring and reporting to The CornerStone board also takes place to support cashflow oversight. The Cornerstone is a limited liability company, meaning financial risk to RCT is limited, but reputational risk remains significant. Protecting RCT's reputation is essential, especially with funders such as PKC ~~and~~ given upcoming projects like affordable housing. A Memorandum of Understanding (MoU) sets out the relationship between RCT and The Cornerstone and the delegated authority. The MoU will be available on the website to ensure transparency.

Operational Realities and Work in Progress

Running The Cornerstone has proven to be a major undertaking, requiring countless operational decisions. Some objectives such as holding regular community feedback forums have not yet been fully met but will be

prioritised once the Community Forum is established. The team continues to respond to community feedback informally through daily interactions. Work continues to refine systems and processes as capacity allows.

Events, Tourism and Future Focus

The Cornerstone benefitted strongly from the Rannoch Marathon, including extended opening and breakfast service, made possible through significant staff effort. Ensuring that tourism income continues to flow back into the community via community-run ventures is a major focus going forward.

Affordable Housing – Update by Danielle Blair

The Chair introduced the final key project update: Affordable Housing, and welcomed David Lyons, Affordable Housing Project Officer, noting that David has been involved in the project since its inception. There has been a hiatus over summer and autumn due to changes on the Board. Ali Robinson, previously the lead director for Affordable Housing, resigned. Ruben has now taken on the role. With the new Board arrangements, the project is now moving forward again.

Community consultation

The outcomes of the consultation on the latest 12-home plan have been shared. A newsletter summarising results and responses to key issues was provided at the meeting and distributed locally. A reminder was given that more detailed information is available on the RCT website, including a newly created FAQ document, which will be updated continuously as questions are received.

Consultation concerns

RCT received only 31 responses, which is significantly lower than previous consultations. Improving communication and engagement will be a priority in the New Year.

Design and planning progress

The design team has been instructed to continue detailed design work. The aim is to prepare an application for full planning consent.

Land acquisition

RCT has made a successful application to the Scottish Land Fund for funding to purchase the land required for the development from the Dunalistair Estate. RCT is now able to begin the acquisition process, subject to planning decisions.

Board thanks

A formal thanks was given to Ali Robinson for four years of hard work leading and progressing the Affordable Housing Project.

Business Development Manager – Update by Gentle Scrimgeour

The Business Development Manager provided an update, noting they have been in post for just over three months.

Initial focus and familiarisation:

Time has been spent getting to grips with RCT's projects, people and priorities. A major early focus has been improving communication and engagement.

Community engagement and communications:

Regular meetings have taken place with community groups, volunteers and partners to understand needs. Work has been done to share information more consistently across Facebook, local networks and the RCT website. This has helped strengthen links between RCT, The Cornerstone and the wider community.

Support for The Cornerstone

Provided support to the Cornerstone Board, including Operations assistance, Recruitment, Social media and Event planning. A more regular programme of activities has been developed, resulting in increased footfall and more for the community to look forward to.

Upcoming priorities and governance

A key next step is the launch of a Community Forum, providing a clear way for people to give feedback on projects. Work has continued to strengthen governance and administration across RCT. Close collaboration with the Affordable Housing Working Group has helped establish structure and support early funding applications and partner discussions.

Forward priorities

Community Forum launch, Community Action Plan, including community input, Ongoing support to the Affordable Housing project, supporting volunteer-led groups, Exploring new funding opportunities

Working arrangements

The BDM works 2–3 days a week from The Cornerstone. Community members are encouraged to drop in, get involved, or simply stop by for a coffee. Usually located in the wee meeting room, or otherwise behind the bar.

COMMUNITY QUESTIONS & RESPONSES

Clash of Events / Consultation with Other Village Groups

Question:
How do you actually consult with when you're doing your events with regard to other activities in the village? Because, you know, we are a small village, we've got a lot of effort into community activities and we really don't want to be competing against each other, which we are.

Response:

- It was noted that event scheduling for Cornerstone is operational, not an RCT issue for the AGM.
- Cornerstone does try to avoid clashes where possible and has previously responded on this matter by email.
- The community is very active and with limited days available, some clashes are unavoidable.
- Cornerstone engages with the Village Hall to avoid overlapping with major events such as Hogmanay and the Highland Gathering.
- Events are programmed to balance community benefit with the need to drive footfall on quieter nights.
- Certain days (e.g., Saturday) cannot be used for events as this would impact Cornerstone's core business.
- It was confirmed that Open Mic Nights and other recurring events could be reviewed next year to reduce overlap where possible.

Question:
Why was the Open Mic Night moved to a Friday?

Response:

- The date change was made in response to community feedback. Thursday events had become very popular, and attendees found Fridays difficult due to early work commitments.
- Friday attendance exceeded quiz nights, indicating strong demand.

- Cornerstone was very quiet on Fridays, so moving the event also supported business sustainability.

Public Toilets Access

Question:
The public toilets were closed early one morning, can signage or clearer hours be provided?

Response:

- Toilets are open from 9am Wednesday–Sunday.
- Cornerstone cannot open the toilets on Monday/Tuesday due to availability of someone to open and close the building as no member of staff is on-site.
- Clearer signage will be considered subject to funding availability.
- It was noted by a member of the audience that The CornerStone should become part of PKC's Comfort Scheme, This will be followed up.

Break-Even Position & Financial Transparency

Question:
At what point will Cornerstone be beyond break-even and returning profits to the community? Is there a 3–5 year business plan?

Response:

- There is a 3-year business plan.
- By Year 3 a small surplus is expected, enabling reinvestment into community projects.
- Cornerstone pays a monthly lease to RCT.
- Events pricing is deliberately kept affordable.
- Financial results are reported quarterly to RCT and as a subsidiary The CornerStpne will be consolidated into RCT's annual accounts giving visibility.

How Does the Cornerstone Board Report Back to the Community?

Question:
Is there still a relationship back to the community? Do the Cornerstone board share information publicly?

Response:

- Yes. The Memorandum of Understanding requires regular meetings with the Community Forum.
- These meetings provide two-way communication on events, feedback and financial matters.
- As a subsidiary of RCT, Cornerstone's accounts feed into RCT's published annual statements, maintaining transparency.

Church Acquisition (Braes Church)

Question:

Is RCT acquiring the Braes Church?

Response:

- No. The proposal is not going ahead.
- Friends of Braes have withdrawn and will proceed independently.
- If it had continued, it would have included a community consultation.

Availability of Accounts & Access for Those Not Online

Question:
Can financial information be made available to those who are not online?

Response:

- Accounts are currently available on the website.
- It was acknowledged not everyone uses online platforms.
- Printed copies can be made available at Cornerstone for collection.
- Future AGM accounts will also be printed for in-person access.
- The planned newsletter delivered to households will help reach non-digital residents.

Reporting Frequency

Question:
Is a full year too long to wait for updates, when many things are in progress? Could more frequent reporting be considered?

Response:

- The point was noted and will be taken on board for future consideration.

Man Shed / Repair Shed

Question:
Could RCT support small man shed for repair jobs for the community?

Response:

- This could be looked at for future development.
- It may require health and safety considerations or certification.

Central Place for Advertising All Village Events

Question:
Could there be a central book or notice system to share all village activities (like the old Post Office system)?

Response:

- This has been discussed previously.
- A shared village events list could be updated on the RCT website.
- Printed monthly summaries might also be possible, e.g., displayed in shops or noticeboards.
- Coordination would need to involve multiple venues (Cornerstone, Village Hall, etc.).
- RCT will review options and report back.