



ANNUAL GENERAL MEETING

Saturday 8th November 2025, 6.00pm
Birks Cinema, Aberfeldy



Welcome and Introductions

- Welcome
- ADT Directors/ Attendees
 - Chris Birt
 - Graham Forsyth
 - Adam Hobson
 - Carol Laing
 - Sally Murray
 - Gill Steele
 - Lucy Ferrier
 - John Forbes – Communities Housing Trust



Agenda

- Welcome and Introductions
- Apologies
- Previous Minutes
- Directors Report
- Financial Overview
- Appointment of Directors
- Any other business
- Close

Previous Minutes

- Approval of previous minutes - AGM 19th August 2024

Chair/Directors Report

- The Aberfeldy Development Trust (ADT) is a community led organisation set up as a non-profit company to help deliver affordable, sustainable, and accessible housing for the community of Aberfeldy and surrounding areas.
- Covers Community Council areas of Dull & Weem/Aberfeldy/ Mid Atholl Strathtay and Grandtully.
- Our current focus is on housing and also to promote the social, cultural, education, employability and well-being of the residents of the local community.
- Achieved Charitable Status – Currently Six Directors.
- Membership will ensure that you are kept up to date and can be involved in and have your say on projects.
- The more members we have the stronger we are and the more funding we can access!

Aims and Objectives

- Our Aim is to promote the social, cultural, education, employability, health and well-being of the residents of the Community of Aberfeldy and surrounding areas.
- We will enable this by:
 - Creating access to affordable, sustainable, and accessible housing.
 - Work in partnership with local and national agencies to access resources.
 - Create a range of not-for-profit community owned housing.
 - Create an allocations policy that reflects the needs of the community of Aberfeldy and surrounding areas and that reflects the evidence of the 'Aberfeldy Housing Needs Survey'.
 - Use tools such as the Rural Housing Burden – Title condition that protects affordable housing for the Local Community in perpetuity.
 - Working with local businesses and other community projects.

Aims and Objectives

- Aberfeldy Development Trust is working to create affordable and accessible homes for local families in and around Aberfeldy.
- Everybody deserves a home. At the moment, local communities are facing a housing crisis, and the reality of owning or renting a home is getting harder to realize for so many.
- Local people are struggling every day to buy or rent and create stable, safe homes.
- By tackling our most pressing issues, we can create an area where people and their families can thrive for generations to come.

Working in Partnership

- We are working in Partnership with local and national agencies to access resources.
- Engaging with local and national agencies to advocate equitable housing policy with reference to rural areas.
- In collaboration with partners including PKC, Communities Housing Trust Scotland, Development Trusts Association Scotland and SSE Renewables/Griffin & Calliachar Fund, research and publicise the housing needs of Aberfeldy and surrounding areas.
- Working with elected representatives and Community Councils.



Why and How

- Working in partnership with local and national agencies as a Development Trust allows us to access resources others cannot.
 - Scottish Land Fund
 - Rural Housing Fund
- Create an allocations policy that reflects the needs of the community of Aberfeldy and create a long-term supply of affordable houses for the benefit of future generations.

Scottish Land Fund

Ionmhas Fearainn na h-Alba

Delivered by
THE NATIONAL LOTTERY
COMMUNITY FUND



Funded by



Scottish Government
Riaghaltas na h-Alba
gov.scot



Key Achievements

- Cross party support from local/ national elected representatives.
- Local Community Councils support our aim of securing affordable homes for their communities.
- Delivered the Aberfeldy & Surrounding Area Housing Needs Survey (July 2022) - total of 203 households are looking for housing within the next 5 years. This data gives us a mandate to explore affordable, community led housing projects and also influence local and national policies.
- The Aberfeldy site (Corran Rèile) - feasibility study completed - with grant funding totalling over £35,500 from the Scottish Land Fund, Rural Housing Fund and Perth & Kinross Council. The study concluded the site is feasible for up to 8 affordable family homes.
- Site now purchased by ADT using our £125,000 award from SLF for Stage 2. Pre-application planning has been submitted to PKC - hosting our Community Consultation to gain input from our community before developing and submitting our planning application.
- We have secured a £200,000 grant from the SSE Renewables Griffin and Calliachar Community Fund to support the building of new community-owned affordable homes in Aberfeldy.

Key Achievements

- Fishers Way - Close to securing full funding to purchase 3 affordable homes. Letter of intent from PKC for a £215,000 grant, and Scottish Government's More Homes Division is strongly supportive in principle of ADT acquiring these three homes for affordable housing, given local need.
- We have been invited to progress to Stage 2 of the RCGF, with Communities Housing Trust liaising with PKC to progress this on our behalf. Grant application for £300, 000.
- Delivered a 5-year Community Action Plan for Aberfeldy and surrounding areas which represents 557 community views surveys, from over 1,200 households. 25 stakeholder meetings were held, and 26 businesses contributed their views. 282 people attended our Community Futures Event.
- Submitted our draft Local Place Plan to Perth and Kinross Council.
- Met with the Convenor of Perth & Kinross Council's Housing and Social Wellbeing Committee to discuss our concerns regarding the lack of affordable housing in Highland Perthshire.
- We have grown our membership to over 200 members, who we regularly communicate with via newsletters, our ADT website, social media and using well-read local communications such as The Quair.

Key Achievements

- Friends of Wade's Bridge - A project to support the restoration of the historic Wade's Bridge.
- Woodland Crofts - We're exploring the feasibility of creating several woodland cofts with Forestry Land Scotland.
- Responded to the following consultations:
 - Scottish Government non domestic rates/council tax on second and empty homes (July 2023)
 - Perth & Kinross Council Draft Developer Contribution and Affordable Housing Supplementary Guidance (August 2023)
 - Perth & Kinross Council Proposed Short Term Let Control Areas and Draft Planning Guidance (August 2023)

Volunteering

- We can't build a thriving community through individual action alone.
- If you have any skills and time you want to donate that can help us reach our goals, we'd love to talk. Please approach us after the AGM.
- Examples of skills that we currently require:
 - Community engagement
 - Social Media
 - Legal advice
 - Financial advice
 - Tech skills

Chair/Directors Report

Ordinary Resolution

- 1.1 That the Chairperson's Report be received.

Financial Overview/ Report

Carol Laing - Treasurer

Since our incorporation significant funding has been received from multiple sources. This money has allowed us to undertake site feasibility works and fund the role of Development Officer to help maintain the Trust's forward momentum with targeted housing projects along with other future projects.

We acknowledge with grateful thanks all of our funders to date:

RHF, SLH, P&KC, Aberfeldy CC, Dull & Weem CC
and SSE Renewables

A massive thank you must also go to Perth & Kinross Council, The Communities Housing Trust and DTAS for their invaluable support and guidance to date, together with in-kind support from many other supportive individuals and organisations.

Financial Report

Ordinary Resolution

1.2 That a Financial Report be received.

Appointment of Directors

Ordinary Resolution

- 1.3 That Chris Burt, Graham Forsyth, Adam Hobson, Carol Lang, Sally Murray and Gill Steele, be re-elected as Directors of the Trust.
- 1.4 That Chris Birt be re-elected as a Director of the Trust.
- 1.5 That Graham Forsyth be re-elected as a Director of the Trust.
- 1.6 That Adam Hobson be re-elected as a Director of the Trust.
- 1.7 That Carol Lang be re-elected as a Director of the Trust.
- 1.9 That Sally Murray be re-elected as a Director of the Trust.
- 1.10 That Gill Steele be re-elected as a Director of the Trust.

Any Other Business

Close/Thank You/Q&A

- Questions/Answers.
- We are always available.

