



Bannockburn House Trust Annual General Meeting

Minutes 2025

Date: 4 November 2025 at 19:00

Location: Bannockburn House, Stirling, FK7 8EY (online access also provided)

Welcome & Opening

Welcome by the Chair, Mr. Malcolm McEwan. The Chair opened the Annual General Meeting and confirmed that, in accordance with the Constitution (25.1, page 10), there is no quorum requirement for an AGM.

Minutes of the Previous AGM (2024)

The 2024 AGM was held on 6 August 2024 at 18:30 at Bannockburn Ladywell Church, Stirling, FK7 0HZ. Members were advised that a complete set of minutes from the 2024 AGM was not available. The documentation that remains consists of partial notes and agenda-style material only and does not constitute a sufficiently complete or reliable record capable of being formally approved as minutes. The available documentation was therefore noted by the meeting, and no objections were raised.

Chair's Report

The Chair presented his report to the meeting, which is attached at Annex B.

The report was noted.

Project & Operations Report



The Chair presented an Operations Report with Dr Catherine Bradley. Dr. Bradley presented the Project and Works Reports, and Margaret Pollock presented the Gardens Report to the meeting, which is attached in Annexes C, D, and E respectively.

The reports were each noted.

Finance Report

John A. Ross, Finance Trustee, presented a financial update to the meeting.

Members were advised that the annual accounts for the financial year ending 31 March 2025 were not available for approval at the time of the AGM due to a change in accountants during the year. It was confirmed that the accounts are now in preparation with newly appointed accountants and will be presented to members once finalised and publicly available on our website.

The financial update was noted by the meeting.

Appointment of Independent Examiner

Members were advised that the Trust's previous accountants (JMTaylor) had withdrawn from charity work during the year. The Board reported that, following a selection process, Dickson Middleton Chartered Accountants, 20 Barnton Street, Stirling, FK8 1NE, had been appointed as the Trust's accountants and Independent Examiner.

It was noted that, due to the change in accountants and the volume of work required to prepare the accounts, the annual accounts for the year ended 31 March 2025 were not available for approval at the AGM. Members were advised that the accounts and Independent Examiner's report will be submitted to HMRC and OSCR in line with statutory requirements once finalised and will be made publicly available.

The appointment was noted.

Membership Matters

Members were advised that a membership census will be undertaken to ensure that the Trust's membership records are accurate and up to date, in line with good governance practice. It was further noted that the Trust will be reviewing and updating its communication, voting, and record-keeping processes in line with current organisational best practice. Members have been informed of this process via the Trust's mailing list.



Strategic Plans, Governance Update, and Special Business

Strategy & Governance Update

Members were notified of an update of the strategic plan is currently in progress. This update includes a major shift in the Trust's fundraising strategy. A framework is being developed to support this shift. It was further noted a governance audit is also underway with support from the Architectural Heritage Fund (AHF).

Northern Bannockburn House Estate & Pirnhall Road Gateway

Dr Catherine Bradley provided an update on matters affecting the northern extent of the Bannockburn House estate and the Pirnhall Road access.

Members were advised that, in June 2025, the Board became aware of temporary works affecting Pirnhall Road to the north of the A91. In accordance with the Trustees' duties to safeguard the Trust's assets and access arrangements, enquiries were made with the local authority to clarify the nature of the works and their implications for estate access, boundaries, and conservation considerations.

Members were further advised that, in August 2025, the Board became aware of proposals indicating the permanent removal of vehicular access at this location and its replacement with a non-vehicular active travel route. The Board noted that these proposals may have implications for the Trust's property, access rights, and conservation responsibilities.

The Board has recorded this matter as a material governance, access, and conservation risk requiring active oversight. In line with trustee duties and regulatory guidance, the Board has sought professional advice, requested further clarification from relevant authorities, and commenced engagement with planning, highways, and related bodies. The Board confirmed its intention to engage constructively with stakeholders to seek clarity, mitigate potential impacts, and identify appropriate solutions consistent with the Trust's charitable purposes.

The update was noted by the meeting.

Trustees



At the commencement of the AGM, the following individuals were serving as Charity Trustees of Bannockburn House Trust:

Malcolm McEwan (Co-opted Trustee, Associate Member) – Chair, Appointed 28 April 2025

John A. Ross (Elected Trustee, Ordinary Member) - Elected 6 August 2024 – present

Dr Catherine Bradley (Co-opted Trustee, Associate Member) - Appointed 27 February 2025

Willie McEwan (Elected Trustee, Ordinary Member) - Appointed 29 October 2025

John Young (Co-opted Trustee, Associate Member) - Appointed 29 October 2025

Margaret Pollock (Elected Trustee, Ordinary Member) - Appointed 29 October 2025

Retiral of Trustees in Accordance with the Constitution

In accordance with the Constitution, all Co-opted Trustees are required to stand down at each AGM. Accordingly, the following trustees formally stood down at this point in the meeting:

- Malcolm McEwan
- Dr Catherine Bradley
- John Young

There were no mandatory retirements required for any Elected Trustees at this AGM.

- John A. Ross had completed just over one year of his first three-year term and was therefore not due to retire. However, he re-stood for election at his request.
- Willie McEwan and Margaret Pollock had been appointed immediately prior to the AGM and were eligible to stand for election.

Election and Re-Election of Elected Trustees

Voting took place to confirm the appointment and continuation of Elected Trustees who were eligible and willing to serve.

Following a vote of the Ordinary Members:

- Willie McEwan was elected as an Elected Trustee
- Margaret Pollock was elected as an Elected Trustee
- John A. Ross was (re)elected as an Elected Trustee

Re-appointment of Co-opted Trustees



Following the conclusion of elections, the newly constituted Board met and, in accordance with its powers under the Constitution, resolved to re-appoint the following individuals as Co-opted Trustees until the next AGM:

- Malcolm McEwan
- Dr Catherine Bradley
- John Young

Appointment of Chair

Following the re-appointment of Co-opted Trustees, the Board further resolved to appoint Malcolm McEwan as Chair.

Trustees Serving During the Reporting Period from 2024 AGM to 2025 AGM

The Trust records its thanks to the following individuals who served as Charity Trustees during the period between the previous AGM and the current AGM:

Lucette Watret, (Elected) Chair from 4 August 2024 – 28 February 2025

Gaynor Crocombe, (Elected) Vice Chair 2020 – 28 February 2025

Alistair May, (Elected) Treasurer 2019 – 28 February 2025

Anne Smith, (Co-opted) Secretary 2017 – 31 August 2024

John A. Ross, (Elected) Elected 6 August 2024, (Re) Elected 4 November 2025

Catherine Cartmell, (Co-opted) 31 August 2023 – 28 February 2024

Caitlin Meldrum, (Co-opted) 6 August 2024 – 28 February 2025

Jack Lawson, (Co-opted) 18 February 2025 – 29 October 2025

Anne Monaghan, (Co-opted) 18 February 2025 – 7 April 2025

Dr. Catherine Bradley, (Co-opted) Appointed 27 February 2025, Appointed 4 November 2025

Malcolm McEwan, (Co-opted) Appointed 28 April 2025, Appointed 4 November 2025

Willie McEwan, (Elected) – Appointed 29 October 2025, Elected 4 November 2025

John Young, (Co-opted) – Appointed 29 October 2025, Appointed 4 November 2025

Margaret Pollock, (Elected) – Appointed 29 October 2025, Elected 4 November 2025

Constitutional Basis

All appointments, retirements, elections, and re-appointments were conducted in accordance with the Constitution of Bannockburn House Trust (SCIO), including provisions relating to the composition of the Board, the election of Elected Trustees by



Ordinary Members, and the co-option of Trustees by the Board in accordance with Clauses 25(b) and 41–45 of the *Constitution of Bannockburn House Trust (SCIO)*.

Questions from Members & Discussion

- Member raised that they would like to see us increase volunteers, recruitment- approach youth groups (volunteer admin). This was broadly agreed, however it was noted capacity is lacking to manage volunteers adequately. However, conservation events and tours have recruited 5 new active volunteers.
- It was raised that grant applications pending - Nature.scot for garden/estate funding, Blue Room repair works, and Roof/NW chimney and gable emergency works applications also pending.
- Question from floor- Can we open on weekends? Always on a Wednesday shuts out people in employment. Cat response – yes, it is being considered, however we may not know if it is viable yet. It will depend on capacity to supervise and safety risks if we are open to tourists at the same time. Ideally, we want to be open set times on specific days of the week regularly to the public for tourism income. It will be a fine balance to work on together. Funding projects are being designed to keep community and volunteer voices in the lead of the project. This also raises issues with funders for liability, so collaboration with funders is important in planning.
- It was suggested that we form alliances with other volunteer groups and that there appears to have been a big interest initially regarding the house, but novelty has worn off.
- Capacity is needed to get operational teams on site. Broadly agreed. Cat responded that we are working towards this. Volunteer only run will not be viable in the face of needing millions each year in revenue to stay sustainable. Therefore, we need to build capacity through funding posts and the revenue streams which must grow to support each of the positions. These positions will then be supplemented with volunteers. This ensures that our volunteers maximise their contributions and are not burned out.
- It was noted on the floor that the small events are tiring – because we have too few volunteers and they occur more regularly. Broadly agreed – see Cat’s response in point above.
- It was broadly agreed we need a firefighting water supply for the house, stables, and toilets. John response – funding and planning is in progress. This is a legacy issue from the City Region Deal. He noted specifically that we have only been



included in the final stages of the deal. It has not been awarded or made available yet.

- It was noted on the floor that the Trust needs a philanthropic type of donor and a suggestion was made to possibly approach The Stafford Trust (manage the private papers of Bannockburn House?).
- It was noted by the floor that the car park is too small for the original business case and is very small for the actual business case we will need to be sustainable. John provided an additional update regarding the City Region Deal. All the metrics such as visitor numbers, accommodation, café, etc.. suggest a project that is sustainable, but there were holes. A new business case was developed and approved by Stirling Council in June 2025, it will be finalised by the end of 2025. Then the Scottish Government must ok the plan. Then funds are awarded and will be in place by Q1 2026. (Timeline given to us by Council).
- A request was made for members and volunteers to actively monitor and provide input to planning applications and consultations that impact our property. Bannockburn House was not included in the Active Travel Route Consultation and only minimally included (if at all) in Local Development Planning and the Stirling South Gateway Planning.

Any Other Competent Business (AOCB)

No matters requiring decision were raised under Any Other Competent Business.

Close of Meeting

There being no other competent business, the Chair thanked all present for their attendance and for their ongoing support of Bannockburn House Trust and formally closed the meeting. Refreshments are offered in the Wilson Dining Room. Thank you.

The Meeting Closed at: 21:00

Annex A – Trustee’s Report, Accounts, and Independent Audit



Annex B – Chair’s Report

Chair’s Report

Presented at the Meeting by Malcolm McEwan, Chair of the Board of Trustees:

This has been an eventful year for the Bannockburn House Trust some might even go as far to say an annus horribilis! The house is looking all its 350 years plus. Years of neglect combined with battering by the Scottish weather means it is not wind and watertight. Several areas are facing the distinct possibility of collapse. If these challenges were not enough there is a lack of resource in people, finances, and potential funders. Condition, Resource and Funding remain the 3 biggest challenges moving from 2025 into 2026. While I understand this is not the best opening address from your new Chairperson you may say but it is an honest one. But let’s review the year and you will see the hard work that has been going on and the determination of those wishing to preserve the house and its future for the community.

There have been large changes in the Board of Trustees with resignation of six trustees in early March 2025 leaving only 4 remaining (J. Ross, J. Lawson, A. Monaghan, C. Bradley). The board appointed a new co-opted Chairperson, Malcolm McEwan on 28th April, 2025. In April 2025 the Board of Trustees recognised the need to pause and reset the Trust’s activities to complete a root and branch organisational audit of the Trust’s financial position, its policies, procedures, fiduciary duties, strategy and social media channels as well as assessing the overall structural condition of the property including its fine interior decorative plaster work and friezes. This extensive audit remains ongoing.

The substantial deterioration of the condition of the house resulted in the temporary closure of the house to Visitors and Events from mid-October 2024 until August 2025. The Board contacted and took advisement from the specialists on Grade A listed historical buildings to understand the conservational interventions required and the likely costs of such repairs. These specialists included:

- Historic Environment Scotland (HES)
- Simpson & Brown Architects
- Adams Napier Partnership
- Narro Structural Engineers
- Addyman Archaeology
- Dr David Mitchell
- Stirling City Heritage Trust

The previous five plus years of condition reports were collated and evaluated with our specialists alongside a full new engineering condition report undertaken from June-July 2025. These reports raised substantial issues. In response to a previous funding application, HES experts produced a TAR1 report which helped our conservation experts to identify priorities and propose solutions. Expressions of interest (EOI) written to various funders to support the Trust’s need to carry out the works required. They were subsequently approved.

In August 2025 Storm Floris hit Scotland. Bannockburn House suffered movement in the building, particularly the NW gable wall and chimney which accelerated breakdown of rotten floor joists in all 3 NW rooms. The NW chimney has become unstable due to unresolved water ingress through the chimney, crowsteps, and a hole in the render. An Emergency Meeting was held with Architects and Engineers after building assessment to create a plan of action. The Board of Trustees reach out to potential funders for Emergency funding to avoid catastrophic failure of the building due to the structural integrity of the building being damaged. Plus, further funding requests made for the larger projects to make the building wind and watertight. The Emergency works package was modified with the updated information. Full funding applications for the £250k emergency stabilisation work packages were submitted and are pending.

Note: Both HES and National Lottery Heritage Fund (NLHF) applications were approved shortly after this meeting.

An Expression of Interest (EOI) has also been approved from the National Heritage Memorial Fund (NHMF) for the Blue Room Ceiling Conservation works project. Full application is in planning and awaiting submission.

Note: The full application was submitted shortly after this meeting with a response due 9 February 2026.

The ceiling in the Bonnie Prince Charlie Bedchamber began to collapse in the SW corner from continued water ingress not addressed over the years by the Trust. Inspections were performed by Engineers, plasterwork experts, and volunteers. The cause of water ingress was found and mitigated. Rainwater goods (relocated downpipe, faulty gutter throat, and improper outflow placement) with a leaking air vent were the causes. Emergency planning with Architects, Engineers, and Stirling Council Conservation Planning Officers established actions required as an emergency intervention which were carried out immediately by volunteers under a



conservation management plan. A crowdfunding appeal for full room and artefact conservation and interpretation (expected to exceed 500k) is in planning.

The Board established a new income stream by creating Heritage Conservation tours which could be managed safely with small groups of visiting professionals and guests viewing the house and all its challenges. The House Maintenance Volunteers acted as Guides alongside Dr Catherine Bradley. The negative condition of the house was made into a positive not only by earning income but gaining interest from those people and organisations who may be best placed to help in the future of the building. These tours have been fully booked >80% of the time with very positive feedback. Other new tour types surrounding the House's appearance in *Outlander: Blood of my Blood* have also been explored and are in demand. Tours are already booked into next year. Where it was safe to do so two production companies carried out filming this year and filming was the single largest contributor to BBH funds. Despite the rather bleak start of my presentation, we have a lot to be proud of! (See also Project & Operations Report below).

Annex C – Operations Summary

Operations Summary

Presented by Malcolm McEwan, Chair of the Board of Trustees:

The Garden Team were involved again in Community Gardening Potato Grow Bags Project 2025 in conjunction with Forth Environment Link (FEL) distributing over 75 grow bags to people within the local community. More about the Garden Team can be found in the Garden Section of the Operations Report. The House also featured on a FEL video showing the excellent work of our Garden and Apiary Volunteers and the benefits of receiving a FEL grant and the positive impact that had on the wider community benefiting from fresh garden vegetables and honey. Forth Valley Food & Drink Association featured an article and video on Bannockburn House on forthvalleyfoodanddrink.org about the House's food related history and the Garden community outreach. From 19 -27 July 2025, Summer Volunteer Archaeology Dig was undertaken to reveal more of the history of the 16th century mine shaft and trackway. Overseen by Stirling Field and Archaeological Society, this involved over 50 volunteers. In addition to the mine and trackway dig, volunteers dug in the courtyard where works were stopped when a midden was revealed. The early building foundations were revealed as well as a mysterious buried structure in the courtyard still to be identified. July 2025, Stirling Field and Archaeological Society also arranged with Archaeology Scotland to have a joint dig with the Stirling Young Carers. Eighteen young carers aged between 7 and 17 attended Bannockburn House to undertake archaeological excavations in the 19th century strolling garden East of the house. The event appeared in the archaeologyscotland.org.uk web site. In August 2025, Bannockburn House was awarded Traveler's Choice Award by Tripadvisor. A great accolade as this placed the House in the Top 10% Worldwide. This is the 4th occasion on winning this award (2020,2023 &2024). On the 16 August 2025, Stirling Highland Games Trade Village – the talented team of crafters at the Linen Room, Bannockburn House take a stand at the Highland Games resulting in one of the highest single day sales totals in the Trust's history. On 19 August 2025, Katherine Rubinetti was awarded a scholarship by the St. Andrew's Society of Washington D.C. to support groundbreaking digital heritage project at Bannockburn House. The project will result in complete museum quality digital scanning of all our artefacts and heritage finds and a publicly available archive for future research and public engagement. Katharine is a graduate student at Johns Hopkins University in the USA and is supervised by Professor Douglas Pritchard at Robert Gordon University in Aberdeen alongside our trustee overseeing conservation and research. In September 2025, BBH participated in the Doors Open Days, the largest free heritage festival in the UK & Europe. It included free guided tours of the house. The house welcomed nearly 200 visitors over the course of the two days and received wonderful feedback online and in person. The Trust has also been working on ensuring we are visible on the proper tourism related sites. Bannockburn House now features as a heritage and tourism site on the visitscotland.com website as an attraction for the first time, previously the House was only mentioned in connection with hosting events. In October 2025, we hosted a *Spooky Woodland Walk – Halloween at Bannockburn House*. This was a two-day event saw 175 guests visit the site with positive feedback.

In 2024, 9 months Ticketing sales with the House closing in October 2024 = £1432.34. In 2025, with only 3 months trading Ticketing Sales August to October = £4272.70 an increase of +£2840.36 + 198% on last year. Retail Sales in Year 2024 £4903.90 compared to 7 months trading in 2025 = £9020 an increase of +£4116.13 +83.9% [See Tables 1 & 2 below].

Table 1. Visitor Number Changes 2024 – 2025 (as of 1 November 2025)

Metric	April 2023 – March 2024	April 2024 – March 2025 ¹	April 2025 – November 2025 ¹
Total # Event Types	15	17	4
#PAX	1453 [*]	455 [*]	705
Total Sales After Fees & Refunds	£12,947.91	£1,432.34	£4,272.70
Total Spend per PAX	£8.91	£3.15	£6.06

1. House Closed End of Oct 2024 – August 2025; * Data prior to 2025 may have inaccuracies



Table 2. Income Generation Changes Sum Up 2024 – 2025 (Use caution, data may not be accurate with inconsistencies for comparison prior to 2025).

Metric	April 2023 – March 2024 ¹	April 2024 – March 2025 ¹	April 2025 – November 2025 ²
Gross Revenue	£ 1,918.91	£ 4,903.90	£ 9,020.03
#Transactions	153	385	963
Admissions Revenue	£ 137.00	£ 766.00	£ 429.00
#Admissions Transactions	19	17	47
Gross Revenue w/o Admissions	£ 1,781.91	£ 4,137.90	£ 8,591.03
#Transactions w/o Admissions	134	368	916
Spend per Transaction w/o Admissions	£13.30	£11.24	£9.38

1. No small garden produce in this data; 2. Small garden produce purchases in this data.

The future of the house depends on the support of its volunteers, the community and funders. I hope you see how hard everyone is trying to achieve the goal of a fully self-supporting heritage attraction and that we can continue to rely on you as we move into a new chapter in the history of Bannockburn House.

Annex D – Project & Conservation Updates

Project and Conservation Updates

Presented by Dr. Catherine Bradley, Conservation, Research, Living History, & Visitor Experience Trustee:

Environmental Monitoring and Moisture Management

Moisture management remains one of the most critical conservation challenges facing Bannockburn House, contributing to deterioration of historic fabric and signalling failures in roofs, walls, chimneys, and joinery.

A comprehensive humidity monitoring programme was implemented in November 2023. By summer 2024, monitors were installed in every room, recording minute-by-minute data. This programme was introduced in response to poor air quality, active mould and fungal growth, and visible damage to historic materials.

Analysis demonstrated that heavily furnished and overfilled rooms were acting as moisture sinks, preventing air circulation and trapping damp. Trial clearance of selected rooms resulted in immediate and sustained reductions in humidity, confirming the effectiveness of targeted clearance and ventilation.

By late 2024, expert advice recommended deep cleaning and systematic room clearance. Walls were treated for mould and fungal growth using conservation-appropriate methods. Key findings to date include:

- Rooms previously unable to dry are now stabilising following clearance.
- Significant improvement in air quality after cleaning and targeted ventilation.
- Cement harling is trapping moisture within masonry, forcing moisture to escape internally.
- Relative humidity has reduced by an average of up to 20% in some rooms.
- Post-rainfall recovery times have reduced from weeks to hours or days.
- The monitoring programme remains ongoing.

Conservation, Preservation, and Emergency Interventions

Between October 2024 and March 2025, the Trust undertook self-funded emergency works to the south dormers following escalating water ingress that had caused irreversible loss of 17th-century plasterwork. The causes were identified as defective rainwater goods, chimney failures, deteriorated slate work, and inappropriate historic repairs. Emergency interventions were completed in February 2025 and included:

- Repair of south dormer coverings
- Refurbishment of defective slate work
- Removal of a faulty skylight for repair
- Interim stabilisation of roof timbers
- Removal of cement pointing from internal masonry



Findings from this work confirmed:

- Major 1960s alterations to the south dormers contributed significantly to water ingress.
- Cement harling and internal cement overlays caused severe stone erosion.
- South-east and east chimneys are significantly eroded and require urgent attention.

Formation of the Conservation Team

In March 2025, a formal Conservation Team was established to meet the requirements of best practice for a Grade A listed building and to satisfy funder expectations. Community involvement remains central, with volunteer participation supported where risk allows.

Professional support includes:

- Simpson & Brown Architects (Conservation Accredited)
- Narro Structural Engineers
- Adams Napier Partnership (historic plasterwork)
- Addyman Archaeology and volunteer archaeological teams
- Stirling Council Conservation Officers
- Specialist ecology consultants
- Additional specialists in painted finishes, textiles, wallpapers, and joinery will be appointed as projects progress.

Digital recording and archiving of finds is underway through academic and volunteer collaboration, with strong links maintained to Stirling Council.

Bonnie Prince Charlie Bedchamber Emergency Works

From June to August 2025, emergency works were required following the discovery of severe structural failure caused by long-term water ingress from faulty rainwater goods and a leaking air vent concealed behind sealed floors.

Uncontrolled moisture led to extensive fungal growth, failure of floor joists, loss of lath, and collapse of significant sections of the cornice and early-mid 17th-century plaster frieze. Structural assessment confirmed that original joists were no longer load-bearing, leading to imminent ceiling collapse.

Emergency stabilisation was implemented using a suspended support system (“sling”) designed by conservation engineers, with temporary props retained.

Significant discoveries during this work included:

- A wax seal from the Great Seal of Scotland under Charles I (c.1630)
- Evidence supporting earlier construction phases than previously recorded
- Historic material finds including textiles and domestic artefacts
- Further stabilisation of the south-west chimney and gable wall is anticipated.

Storm Damage and Structural Risk

Severe weather during winter 2024–25 and Storm Floris (August 2025) caused further damage, including:

- Major water ingress to the Laigh Hall and Blue Room
- Loss of slates and metalwork
- Accelerated failure of the north-west gable wall and chimney
- Collapse of plaster cornices in upper rooms

Emergency engineering investigations began in spring 2025. The north-west gable was digitally scanned to ensure a permanent record in the event of loss. Key findings include:

- Structural movement in the north-west gable and chimney
- Evidence of earlier defensive features and architectural phases
- Discovery of historic painted panelling and ritual marks
- Funding applications for emergency stabilisation have been submitted.



Capital Development Works

Toilet Block

An organisational audit confirmed that works begun in 2019 remain incomplete due to unresolved compliance requirements, particularly relating to firefighting water provision following regulatory changes. A new water main and hydrant are required, with costs expected to exceed £100,000. Funding is being pursued through the City Region Deal. Completion certification cannot be issued until these matters are resolved.

Car Park

The car park works are largely complete following revisions to scope due to inflationary pressures. Final certification is pending amendment to the original warrant.

Archiving, Research, and Interpretation

Major research discoveries during the year include confirmation of a previously undocumented assassination attempt on Bonnie Prince Charlie, which achieved global reach following coordinated release. Further finds are expected to significantly revise understanding of the Siege of Stirling period. Additional discoveries include:

- Conservation and dating of historic bed textiles
- Discovery of Scotland's oldest preserved lemon
- Recovery of seals, artefacts, and material samples for dating

A public-facing digital archive will launch in January 2026, supported by international academic collaboration.

Risk Management and Public Safety

A comprehensive risk management framework has been implemented across the site. High-risk areas are closed or restricted, with exclusion zones enforced around unstable structures. Guided tours are limited to safe routes, with safety briefings and protective equipment used where appropriate.

Firefighting water provision, fencing, and site security are incorporated into current funding bids. Tree and grounds risk assessments are ongoing.

Conclusion

Despite the severity of the challenges faced, the Trust has made substantial progress in stabilisation, understanding the building, and repositioning Bannockburn House as a nationally significant conservation, research, and community heritage project.

Annex D – Garden Report

Garden Report

Presented by Margaret Pollock, Volunteer Head Gardener:

Margaret gave a resume of how the gardens have developed from earliest days April 2017, starting in the Wisteria border with Willie then Mairi and Keith. The gardens have been worked by hand per traditional techniques. We used old maps and photos to inform us. It has been a remarkable conservation and restoration effort having gone from very overgrown with lots of debris to be removed like old window frames. The Masterplan was drawn up in 2019 and includes a kitchen garden in the Enclosed Garden. Total funding for the gardens to date was £180k award over 2 years from Climate Challenge Fund to grow food for cafe. We also have researched our vintage daffodils.

The summary of activities during the reporting period is:



August 2024 - Wedding 17th, Garden Open Day (Scottish Gardens Open Scheme) 25th August. There was a huge effort from all the garden volunteers to get the gardens and wider grounds ready for these two events, as you can see from the hours worked. The Garden Open Day was a great success despite the rain. We had 96 visitors and raised a total of £727.00, for charity* from admissions, teas and the plant stall. The Scheme returned 60% of that total to us = £430.81.

*Charities benefitting:

'The Queen's Nursing Institute, Scotland'; 'Maggie's'; 'Perennial' - for retired gardeners and Bannockburn House. 17th August the Head Gardener was invited to adjudicate the annual Fruit, Vegetable and Flower show at Braehead Community gardens. 17 volunteers worked 780 hours.

September 2024 - Abdoulaye, our young African volunteer, received a certificate for having completed 100 hours of volunteering. Maker's Market - Produce stall 13th, and Doors Open Day, 22nd. Fruit and vegetables sent to Hawkhill Community centre, Alloa. First frost 24th. 15 Volunteers worked 518 hours.

October 2024 - Storm Ashley; Women in Construction event - built an archway for the garden. The Welfare unit arrived - for garden team use as all the outhouse buildings are now unsafe and leaking. Team outing to Kellie Castle, 18th. We had lunch and a private tour of the house and gardens. There was still much to see in the gardens, despite it being October. Produce sent to Hawkhill Alloa, Bannockburn and Park Drive nurseries. 16 volunteers worked 596 hours

November 2024 - We are grateful to our donors - 'Croft 16', holders of the National Collection of pre 1930 daffodils, who generously gifted - St. Olaf, Homespun, King Alfred, Tunis and Laurens - Koster daffodil bulbs (200 bulbs) to our gardens and Calders Garden Centres who generously donated 150 bags of compost to the gardens which were collected by Brian Emmet, Mike Ogden and John Ross. -5.9C on 19th, snow arrived on 23rd. 16 volunteers worked 469 hours.

December 2024 - New wooden gates fitted at main garden north entrance. Electricity connected to the Caravan. 12 volunteers worked 234 hours

January 2025 - Storm Eowyn hit us on the 24th of January. It brought down one of our vintage, 350-year-old lime trees and ripped a trail of destruction across a swathe of the woodland and gardens, bringing down 24 trees. Much debris. Snow on the 25th. 12 volunteers worked 323 hours.

February 2025 - Drummond, our cat, was very ill and needed an operation. We planted 44 trees across the car park and shelter belt and began planting a beech hedge. 11 volunteers worked 305 hours.

March 2025 - We received FEL funding for the apiary and for the Potato growing scheme. Participants receive a grow bag, compost, seed potatoes and cultivation instructions. 14 volunteers worked 423 hours.

April 2025 - Drummond fully well and catching prey. 12 volunteers worked 344 hours

May 2025 - We gave away 63 potato growing kits, had a visit from St Modan's High School pupils who were shown around the garden. We gratefully received 5 Sequoia trees from a local resident. 13 volunteers worked 413 hours

June 2025 - Huge blackcurrant harvest. Found our first Greater Butterfly Orchid near the car park. Donation of specially grown plants from John Taylor gratefully received. 14 volunteers worked 427 hours.

July 2025 - Lawnmower broke down but was soon repaired. Produce sent to Start Up Stirling Foodbank. 12 volunteers worked 485

August 2025 - Filming at the house, required tracking to be laid on the grass for 12 days. Very hot, temperature peaked at 57C in the polytunnels one afternoon. Storm Floris passed by with little damage. Head Gardener adjudicated at Braehead Community Garden Fruit, Vegetable and Flower show. Produce sent to Start up Stirling food bank. 11 volunteers worked 435 hours.

September 2025 - TCV sent 6 volunteers to work in our gardens on two occasions this month. They trimmed Clementina's garden and contributed 56 hours work. Produce away to Start up Stirling. 12 volunteers worked hours 505 hours.

October 2025 - Garden Team outing to Drummond Castle Gardens. The autumn colours in the gardens were stunning, and our guide was very knowledgeable, so it was a great trip. Pumpkins delivered to Park Drive and Bannockburn nurseries, St. Ninian's, Raploch and St. Bernadette's Primary Schools, produce sent to Start Up Stirling. 14 volunteers worked 407 hours.

Grand total of hours worked by the garden team = 8,094 hours. (August 1st, 2024 - July 31st, 2025 = 6,647 hours.



Annex F – Finance Report

Presented by John A. Ross, Finance Trustee:

Annual Accounts and examination will cost us between £22k - 30k to produce - hopefully by first week in December. As outlined in the next section, in March 2025 our accountants (JMTaylor) withdrew. A new accountant has been sourced (see next section). Our financial year runs from 1/4/24 - 31/3/ 2025. If a business earns (turns over) more than £1 million + then we will need an audit which is expensive. Our resources are depleted, and lack of major fundraising early in the reporting period has contributed to that. At park and minor works on rear dormers cost £50k. On 1 April 2024 we had £224,000 bank balance. By 1 April 2025 this had reduced to £94,000. During the organizational audit we have had to work backwards and work out what the money was spent on. This has now been determined. When the house is open weekends and weekdays, we need to bring in £300 per day to get ourselves into a better position. The full accounts will be produced and available prior to 31 December 2025. (Available online at our website in the Trustees/Board section at the time of this minutes drafting). *Please see updated annual accounts for more.

END

MINUTES APPROVED FOR PUBLICATION 27 JAN 2026

Please note that the Annual Report and Accounts were finalised, signed, and submitted prior to December 31st deadline. They are available on our website.