

MINUTES – DIRECTOR’S MEETING 20th August 2013

1. Attendance.

Present: Finlay Maclellan, Murdo Mackay (Chair), Neil Campbell (Secretary), Rhoda Macdonald, Norman Mackay, Roddy Macdonald, Neil Macdonald, Duncan MacPherson (Commercial Development Manager), Cait Wool (Business Development Officer) and Linda Green (Administrator)

2. Approval of Minutes 24th June 2013.

The minutes were unanimously approved.

3. Review of Action Points

No Updates

4. Updates

Financial

The report was noted, see appendix 1

Income and Expenditure for 1st April – 30th June 2013				
Fund	Opening Balance (£)	Income (£)	Expenditure (£)	Closing Balance (£)
Big Lottery	25,772.17	15,000.00	12,239.72	28,532.45
WHT Core	27,481.87	10,003.02	1,607.48	35,877.41
Horgabost Marine	0	0	2,983.00	-2,983.00
Beach Festival	-688.90	10,340.00	5,362.74	4,288.36
Rubha Romagaidh	-12,375.40	18,468.00	6,091.93	0.67
Graduate Placement	1,282.14	3,205.00	4,293.85	193.29
Camping Spots	0	190.00	215.52	-35.52
Horgabost Turbine	0	4,762.00	4,812.00	-50.00
Luskentyre House Plots	0	0	780.00	-780.00

Bank Account Balance	
Lottery 06001594 (18/07/13)	16,510.55
Treasurers Account 06001463 (29/07/13)	51,307.54
WHT Renewables 06601770 (16/07/13)	2,889.29

Commercial Development Managers Report

The Report was noted, see appendix 2. The following updates were given at the meeting:

Gleann Dubhlinn Hydro Scheme

Planning permission for the scheme expired in March 2013. This will have to be re-applied for at a cost of around £1000.

Wind Turbines

OFGEM have raised a concern with the 60KW Harbon turbine which is planned for Scarista. In line with the feed in tariff, the Trust has only been given permission to sell 50KW of energy which means that a couple of KW will have to be exported to another address.

The Horgabost turbine was granted planning permission on the 26th July 2013. The above problem will not affect Horgabost as the extra power generated will be used by the community enterprise centre.

Rubha Romagaidh

The Big Lottery stage 2 application asks for more detailed plans than the Trust currently has. If they push for further information Rural designs will have to be asked to further progress the plans.

Seilebost School

CNES have not yet produced a lease for the let of the school. It is hoped that the Trust will be in receipt of this shortly in order for the building to be entered sometime in September.

If the Trust does not buy the building within a year the rent will be reassessed at market value which is likely to be in the region of £5,000 to £6,000 per annum.

The building has been valued at around £50,000. The Comhairle currently have a generous disposals policy which would mean that the Trust may be able to buy the building at a significantly reduced price if a 'financial benefit to the community' can be demonstrated. The Big Lottery has suggested that if the Trust can buy the School for under £25,000 they will release the funds from the existing grant.

In order to identify a suitable use for the school the Trust intends to carry out a feasibility study. It was suggested that an advert should be placed in the 'De tha Dol' asking the community to submit any ideas which they might have to the Trust whilst also advertising the availability of short term office space within the school.

Business Development Officers Report

The report was noted, see appendix 3

Horgabost Marine Project

Correction to report – "Airfloat MPS has given the week beginning September 9th as the installation date for the Pontoon".

Beach Festival 2014

Directors were asked to form a sub-committee which will organise the festival. It was decided that a request for committee members should be placed in the next Newsletter.

Finlay Maclennan gave his apologies and left the meeting.

Camping

Options for increasing revenue from the camping spots were discussed. It was decided that a further sign should be placed at the Luskyntyre picnic area and that it should be advertised that payment can be made at the Trust office.

5. AOCB

Crofting

The Crofting Commissions' Mapping Scheme was discussed and it was decided that an email would be sent to all township grazing clerks informing them of the process and passing on useful contacts.

Lottery Funding

The Commercial Development Manager brought up the point that the existing grant from the Big Lottery would have to be allocated if not spent before the application for funding for the Community Enterprise Centre could be submitted. It was decided that the remaining grant should be allocated to the purchase of Seilebost School.

Pontoon Rentals

As part of the terms of the LEADER grant which has been secured for the Horgabost Marine Project, the Trust must provide 5% of the overall cost of the project. It had been hoped that a deal could be struck with Borge Lodge who intend to rent the pontoon whereby they would pay £1,000 per annum and pay 5 years rent in a lump sum which would cover the 5% needed for the pontoon. Borge Lodge has come back to the Trust suggesting that they would only be willing to pay £500 per annum + £1,000 donation, this would also include the rent of the mooring. This would mean that they would pay 8 years in advance rather than 5.

The directors decided that £500 per annum was too low but would be happy to settle on £750 per annum + £1,000 donation.

Community Land Scotland Film

CLS have approached the Trust to gage its view on producing a film promoting the work which CLS carry out. The directors all agreed that such a film would be a good promotional method but no one was willing to appear in it.

House Site Policy (for approval)

The document was noted, see appendix 4

The directors agreed with all amendments suggested by the Commercial Development Manager.

Safety Signage - Beaches

Following a recent fatality at Borge beach the Trust have received a number of requests from the public that safety signage should be placed at the entry points to beaches on Trust land.

The directors decided against any safety signage as swimming safety guidance is already made available by 'Blue Flag', which awards beaches which meet a number of strict criteria including environmental education and information, water quality, environmental management, safety and

services. Also, the directors felt that it would be highly unpractical due to the number of entry points to beaches.

Broadband

Murdo Mackay (Chair) and Duncan Macpherson (CDM) met with Stewart Robinson (HIE) and a BT representative to discuss the coverage that West Harris will receive once next generation broadband is installed. It emerged that the Scarista exchange will not be upgraded meaning that West Harris will not benefit from the investment. It also emerged that Connected Communities is not compatible with BTs systems. The Trust was however assured that Connected Communities would not be switched off without a suitable alternative in place.

Diary Dates for future meetings:

- Sept 17th
- Oct 15th
- Nov 19th
- Dec 17th