

MINUTES – DIRECTOR’S MEETING 18TH AUGUST 2015

1. **Attendance.**

Present: Dougie Ferguson, Murdo Mackay (Chairman), Rhoda MacDonald, Finlay MacLennan, Neil Campbell (Secretary), Roddy Macdonald, Norman Iain Mackay, Richard MacLennan, Neil MacDonald, Duncan Macpherson (Commercial Development Manager), Lisa MacDonald (Development Officer) and Linda Armstrong (Administrator).

Apologies:

2. **Approval of Minutes 16th June 2015**

The minutes were unanimously approved.

3. **Review of Action Points**

- **Luskentyre Water Connection**

Maggie (Anderson Macarthur) has advised that the Trust cannot issue wayleaves as the site developer. The Trust can however give consent which will become a wayleave when title is issued to the plot purchaser.

Murdo has been in touch with Colin Chisolm regarding fencing behind the plots- he has not yet given a date for the work.

- **CnES Loan – Luskentyre Plots**

It is hoped that a formal agreement will be received this week meaning that the water and electricity connection can be paid.

- **Tackle BT on broadband provision**

Duncan has asked Lisa to compose a letter to Stuart Robinson (HIE) and also our MSP and MP.

- **Dyke Maintenance**

A team of John Muir volunteers will be in Harris week commencing 7th September. They will be in West Harris for two days at the end of the week when they plan to carry out some dyke repair work and also assess how much work is required in the longer term.

- **Legal Model to Own/Manage School/CEC**

Calum Macleod at CIB services has advised that it is not necessary to set up a new company to manage the running of the School and the CEC as there will be little risk to the Trust letting space to others. **The Directors agreed to not set up a further company to manage the buildings.**

- **Crown Estate - Live Leases**

Murdo will continue to try and secure a map apparently showing the live leases on the foreshore of the estate.

4. **Updates**

Financial

Reports for the West Harris Trust and West Harris Renewables were shown. See appendix 1 and 2.

Commercial Development Manager's Report

The Report was noted, see appendix 3. The following updates were given at the meeting:

This item has been removed for confidentiality but will be restored when confidentiality is no longer required.

Community Enterprise Centre

The Directors were shown an image of the CEC showing the route that a water and waste pipe could take to provide water to the campervan hook-ups and also a waste disposal point. An approximate cost of £2,000 to £3,000 was given for the installation of a waste disposal point. Malcolm Maciver has advised that there would be enough capacity for campers at the Seilebost hook-ups also. **The Directors agreed to the installation of the waste disposal point.**

Pontoon

A claim will be made to the insurer once bills have been received and settled for the repair of the pontoon. There are 14 damaged modules remaining at Horgabost and 3 washed up at Luskentyre that need to be moved. It was suggested that the John Muir volunteers be asked to move them. It was also suggested that they would make good planters/feed buckets if cut in half.

Development Officer's Report

The Report was noted, see appendix 4. The following updates were given at the meeting:

Campervans

It was noted that no campervans/cars had been seen on the machair since posts and rope were installed earlier this month. It is anticipated that income from the campervans in the first year will cover the cost of installation and create a small surplus.

Circus

A meeting was held prior to the board meeting at which the Circus was discussed. It was decided that Steve Cousins would be asked for his feedback on how things went. It was also agreed that should the Circus wish to return in future years, the Trust would propose managing the booking and advertising and would expect a percentage of takings for this.

Neil suggested that if the Circus was extended to three days, an earlier show could take place on the final day followed by a machair dance to take advantage of a marquee being available.

Seilebost School

At the time of the meeting nothing had been received from Munro Gauld despite him promising Lisa that he would have something prepared. **The Directors agreed to ask Munro to produce a substantial first draft in time for the next directors meeting to be held on the 15th of September, otherwise the contract would be terminated with no payment being made.**

5. AOCB

Rent for Seilebost Turbine

Finlay Maclennan expressed an interest as a crofter in Seilebost and therefore did not take part in this discussion.

When the turbine in Seilebost was originally installed it was agreed that the electricity would be donated to the School as an incentive for the council to keep the School open. The Trust and the grazings committee agreed that there would be no rental for the land on which the turbine is sited. The School has since closed and is now occupied by the Trust. It was suggested that WHRL pay rental for the site, half of which goes to the grazings committee and the other half to the landlord.

The Directors agreed to support this proposal.

Centre Manager

The delay in the construction of the CEC has meant that recruitment for a Centre Manager has been delayed. Recruitment documents have been drafted and it is anticipated that the position will be advertised late September/early October with the successful applicant starting in January.

Defibrillator

Cammie Morrison has been in touch with Duncan asking where would be the best location to house a defibrillator on the west coast. Ideally the defibrillator will be positioned on the outside of a building for quick access and requires an electric connection. Duncan suggested that one could be located under the canopy at the CEC and if the directors agreed an electrical connection could be installed during construction. **The Directors agreed that they were happy for a defibrillator to be located at the CEC.** It was noted that there is a long standing proposal in place with the golf club for one to be installed at the club house when electricity is available.

Erosion at Horgabost Campsite

Richard Maclennan declared an interest as tenant of the Horgabost Campsite and therefore did not take part in this discussion.

A member of the community has approached the Trust concerned at the level of erosion at Horgabost beach. It was agreed that SNH would be asked for their opinion.

Flensburg Students

Community Energy Scotland has approached the Trust to ask if we can accommodate a group of students working in renewable energy and environmental management. Duncan has suggested a few projects that they could do a study in, such as looking at a small burn in Luskentyre previously suggested as being a possible site for a small hydro, look into options for the spare 100KW grid connection at the Glen Dubhlin Hydro scheme and also look for other possible sites for renewable technology on the estate. The group would also like to visit houses in the area to look at levels of insulation. **The Directors agreed that they were happy for the group to visit and for Lisa to make any arrangements necessary.** They are expected in February 2016.

Diary Dates for future meetings:

- September 15th
- October 13th
- November 17th
- December 15th