



MINUTES – DIRECTOR’S MEETING 17 January 2011

1. Attendance.

Apologies: Angus Mackay, Richard Maclennan

Attending: Neil Campbell (Secretary), Rhoda Macdonald, Roderick Macdonald, Murdo Mackay (Chairman), Robert Macleod, Mairi Macleod, Gordon Cumming and Finlay Maclennan.

In addition Derek Logie from Rural Housing Scotland was in attendance.

2. Approval of Minutes 13th December 2010.

Minutes unanimously approved.

3. Matters arising.

Review of action plan.

Progress with the action plan was noted

4. Financial update.

The latest financial figures were submitted to the meeting, the trust is continuing to generate a surplus (£8,786 for year to date Annex A).

5. Lottery application update.

Negotiation on alternative allocation of grant continuing, funding for commercial and development officer agreed

6. Website/Brochure/Prize Draw

Total income from Prize Draw £5,460, winner Mrs Mackenzie Aviemore.

7. Gleann Dubhlinn Hydro scheme.

Grid Connection paid, negotiation with contractors continuing, Gordon preparing fish report for SEPA

8) Turbine Shelibost School

Fund to cover the cost being launched Saturday 29th January at a celebration night to mark our first anniversary and the announcement from the Minister Mike Russell MSP that he would not allow Shelibost School to close.

9) Estate Signs

Final Draft approved

10) SAC Survey

Secretary advised SAC carrying out work on behalf of Community Land Scotland

11) Copeland Fund

Secretary advised members of this challenge fund as a possibility of funding for the turbine, Donald to investigate (AP)

12) Housing

Derek Logie facilitated a discussion on our allocation policy and rural burdens. He advised that as a registered rural housing body we could impose a right of pre-emption. Some lenders are put off but the Halifax B of S & Scottish Building Society allows this. He also suggested Buildstore & Ecology Bank He suggested we look at the Gigha allocation policy (AP)

To be transparent we should start our policy by setting out the aims of the Trust so that applicants were aware of our policy and scoring in advance. This would avoid any issues of discrimination.

If possible the allocation should be done externally using our agreed policy.

Murdo advised the intention was to take the de-crofting to the Land Court and hold until applicants were able to proceed, this could for example be an offer of mortgage, full planning & building warrant or kit order. No money would be paid until this point.

Derek recommended the Scottish Government 'rural houses for rent scheme of 55% grant' to build houses for rent.

He also said we should look at the work of community land trusts in England We should also consider selling some plots at full market value and use the proceeds to build houses for rent.

Perhaps we could also consider setting up our own development company.

An additional criteria could be earnings of a certain level or capital to ensure the sites can be developed.

12) AOCB

- a) Robert agreed to attend the housing seminar on 25th February, it was agreed to become a member of Rural Housing Scotland.(AP)

Date of next meeting 21st February 2011.