

MINUTES – DIRECTOR’S MEETING 19th MARCH 2013

1. Attendance.

Apologies: Richard MacLennan and Donald MacLennan

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

2. Approval of Minutes 26th February 2013

Minutes unanimously approved with amendment to the date.

3. Review of Action Points

- **Approach HIE for community mapping support** – Email received from Hugh Donaldson but as yet no definitive answer received.

Luskentyre Township has received maps of the common grazings for approval. The Crofting Commission does not have the resources to cope with all township and crofts at one time. Townships must be mapped within the first year of the scheme so they have first priority.

The Crofting Commission has no record of resumptions or disposals before 1955.

- **Design of Luskentyre water supply** – Duncan Mackay’s have agreed the route of the water supply. Revised pricing is due by 22/03/13. Plans will then be submitted to Scottish Water,

4. Updates

Financial

£28,930.09 in the bank at end February 2013.

Surplus for the month £14,530

£14,407 received from the Big Lottery for Rubha Romagaidh design costs.

£6,409 received from HIE for graduate placement costs.

Commercial Development Managers Report

The report was noted, see appendix 1.

Rubha Romagaidh – Community Building

Planning permission for the community building was passed today (19th March 2013). A HIE funding application can now progress for initial consideration.

Directors were shown Munro Gauld’s initial calculations for the Rubha Romagaidh business plan (see appendix 2). A number of comments were made to be referred to Munro.

Rubha Romagaidh- Housing

The planning committee have queried the definition of “mid-market” accommodation. Stewart Wilson from TIG confirmed that this was classed as affordable housing.

Rural Housing Body Status

Subject to parliamentary procedure WHT should be given Rural Housing Body status on 14th May 2013.

Plot sales

The purchaser of plot 3 Luskentyre expects to move to Harris shortly and is looking to build at the earliest opportunity. Anderson and Macarthur are to be asked to draw up a draft of conditions of sale.

Business Development Officers Report

The report was noted, see appendix 4

Website

Construction of the website has been completed and will become live on the 23rd of March 2013. The switching on of the website may result in Trust email accounts not working for up to a week.

Horgabost Pontoon and Shed

The LEADER funding application has been submitted and is being processed. A meeting with the Horgabost Common Grazings Committee needs to be held in order to determine a suitable location for the shed.

Cait asked permission to begin applying for planning permission as 6 applications need to be submitted in total, 2 each for CNES, Marine Scotland and The Crown Estate. It was decided that she could go ahead with the CNES and Crown Estate applications.

Beach Festival

The main content of the Beach Festival has been organised. Unfortunately we were unsuccessful in obtaining Gaelic funding.

Camping

The Directors gave their permission to go ahead with obtaining 5 signs and waterproof leaflet containers with a total cost of £180. It was decided that the existing signs displayed in Luskentyre stating that no overnight parking is allowed, should be removed.

5. Formal approval of lease terms with Renewables for Scarista turbine

The lease was noted, see appendix 5

The Director's agreed the terms of the lease.

6. Seilebost School – Trust Bid

Rhoda Macdonald declared an interest as Head Teacher of Seilebost School and therefore did not take part in this discussion.

Murdo Mackay declared an interest as an employee of CNES and therefore did not take part in this discussion.

The Directors decided that they would write to the council to express the Trusts interest in obtaining the school for the community. To be included in the letter are; timescales, who is responsible for the valuation and permission to proceed with a feasibility study into possible uses.

7. House Plot Discussion Paper

The paper was noted, see appendix 3.

A number of questions were posed. Responses are as follows;

What is the maximum price the Trust would be happy with to provide water to the plots?

£17,500 – sale price of plot, rather than cost to provide water to the plots.

The directors decided to wait to see if a grant was available from Scottish Water before finalising this point.

If the Trust pays to install water what should be the revised cost of plots 1&3?

The Directors felt it important that the provision of electricity should be dealt with at the same time as installing water on the sites. Duncan to have site meeting with SSE and Chris Macvicar.

Does the Trust wish to assist with the cost of moving the power lines?

See above response.

Does the Trust wish to re-offer plot 2 now or wait until water is installed? On what terms should plot 2 be offered?

The Directors decided that it would be best to offer plot 2 for sale now so that the plots can share the cost of installing water and moving power lines. The couple allocated plot 1 have suggested that they may pull out of the sale and may therefore have to be reallocated also.

Is the Trust willing, in principle, to sell one or both plots (Rubha Romagaidh development site) to those who would not qualify for a discounted plot?

The Directors suggested that they would be uncomfortable moving away from the Trust's initial goal of increasing the number of permanent residents. They therefore decided that the plots could be offered at a higher price to those who did not meet all the criteria, providing that they intended to live in West Harris permanently.

8. AOCB

Community Land Scotland Conference

If delegates require accommodation to be provided, only two are allowed from each organisation. Both Neil and Norman Ian will be in Skye at the time of the conference so will not require accommodation, so may attend.

AGM Date/Speaker

It was decided to hold the AGM on Monday the 13th of May 2013. The Directors decided not to ask a speaker, but to show a powerpoint of the Trusts work over the past year.

Crown Estate

The bid to obtain the Luskentyre foreshore has now been approved. This means that the Trust owns all of the foreshore within the Estate.

Feis Donation

Neil Campbell and Fiona Mackenzie both declared an interest as having an involvement with the Feis Committee and therefore did not take part in this discussion.

A letter has been received from the Feis Committee asking for donations due to increased running costs. The Directors decided that the Trust would donate £250.

Diary Dates for future meetings:

- Apr 16th

- May 21st
- Jun 18th
- July 16th ?