

## **MINUTES – DIRECTOR’S MEETING 21<sup>st</sup> OCTOBER 2014.**

### **1. Attendance.**

Present: Dougie Ferguson, Roddy MacDonald, Neil MacDonald, Neil Campbell, Murdo Mackay, Rhoda MacDonald, Norman Iain Mackay, Richard Maclennan, Duncan Macpherson (Commercial Development Manager), Lisa MacDonald (Development Officer) and Linda Green (Administrator)  
Apologies: Finlay Maclennan and Fiona Mackenzie.

### **2. Approval of Minutes 16<sup>th</sup> September 2014** (see appendix 1).

The minutes were unanimously approved with amendment to paying the golf club a sponsorship of £500 next spring.

### **3. Review of Action Points**

#### **- Prepare policy on absenteeism**

Murdo to draft a policy for the next board meeting.

#### **- Finalise interpretation plan**

Duncan to work on the interpretation plan before the end of the year.

#### **- Design of Luskentyre water and electricity supply**

Discussed under AOCB

#### **- Tackle BT on broadband provision**

No progress has been made since Murdo and Duncan first met with HIE and BT back in 2013. It was therefore decided to contact Alasdair Beveridge and take him up on his previous offer to help the Trust in getting an improved broadband provision for West Harris. It was also suggested that HIE should be contacted and asked whether it would be possible to have a wireless network as previously suggested by BT.

#### **- Community Empowerment Bill**

A meeting is to be held in Stornoway on the 24<sup>th</sup> of November to discuss changes to part 3 of the bill. Duncan to follow up.

#### **- Goose Control Scheme**

The goose control scheme is set to start and local volunteers have been sought. Volunteers have been identified for North and West Harris but a volunteer is still needed for Northton.

### **4. Updates**

#### **Financial**

Reports for both West Harris Trust and West Harris Renewables were shown, see appendix 2 and 3.

#### **Commercial Development Managers Report**

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

#### ***Scarista Wind Turbine***

The Turbine broke down on the 2<sup>nd</sup> of September and was not fixed until the 16<sup>th</sup> of October meaning that it has been out of action for 6 weeks with an estimated loss of £4,500. It was decided

to speak to Harbon to see if they will compensate for the loss rather than making a claim to the insurers.

### ***Community Enterprise Centre***

It was decided to preliminarily move the date of the next meeting to the 25<sup>th</sup> of November to allow Rural Design time to get a report prepared on tenders.

### ***HHP Housing***

The resumption for the extra bit of land has now gone through and Horgabost and Seilebost Common Grazing have now been paid their £1000 compensation.

### ***Horgabost Marine Access Project***

The pontoon suffered severe damage in a storm at the end of September. Approximately 50 out of 180 modules have suffered damage. A couple of modules are to be sent back to the manufactures in Ireland. It was decided to hold off making a claim to the insurers until the manufacturers have identified whether there was any fault with the construction.

### **Development Officer Report**

The report was noted, see appendix 5. The following updates were given at the meeting:

### ***Seilebost School Feasibility Study***

***Rhoda MacDonald expressed an interest as a neighbour to the school and left the meeting, she also gave her apologies for the rest of the meeting.***

Directors were asked if they were happy for Lisa to proceed with the feasibility study, which they were. It was suggested that an alternative use for the building could be to turn it into flats which could be let out by the Trust and it was agreed to investigate this option as well.

### ***Seilebost School – Campervans***

A map was shown of 5 proposed sites for campervan hook ups. Sean Macarthy from the planning department has viewed the site and is happy for a planning application to be submitted. Facilities provided at the stances would be electricity and water. Users of the stances would have to have their own on board toilet facilities.

Clear signage would be required noting the following;

- No dogs allowed during lambing season (April – 15<sup>th</sup> May)
- The schoolhouse is a private property
- Minimal noise on Sundays

John Alec Shaw has provided an indicative price for installing electricity to the stances but will need to come back to provide a final quote. Directors agreed they would be happy to accept a price in the range indicated.

## **5. AOCB**

### **Temporary storage**

A crofter had asked if he could park a touring caravan temporarily at the old school while he has a pad prepared on his croft. The Directors decided that he could leave the caravan for two weeks.

### **Name of Rubha Romagaidh Development**

It was decided that the development would be called 'Pairc Nisabost' with the correct Gaelic spelling to be confirmed. Several nearby names were suggested for the building but it was decided that a decision would be taken at a later date.

### **Luskentyre Development Costs**

It was noted that total development costs for the 3 plots would be £64,000, with grant from SHECT reducing this figure by £13,650. One plot was in the process of being sold, another application was pending a decision on pricing and a 3<sup>rd</sup> application was expected. It was agreed that the couple with the application pending would be offered the serviced plot for £35,000 which would allow some flexibility on price for the remaining plot, depending on the circumstances of the applicant. Duncan would follow up previous discussions with CnES on cashflow finance.

Murdo reminded the meeting of an offer previously made by the Luskentyre Common Grazing Committee which would see the committee lend the Trust the value of their share of the sale price. Murdo to follow up.

### **Photographer Proposal**

The Directors decided that they were not interested in being a part of a project proposed by a photographer through Community Land Scotland.

### **Ownership model to own/manage School/Community Building**

Duncan suggested that the Trust should look into creating a further subsidiary of the Trust which would lease and manage the School and Community Building from the Trust. This would mean that if the trading subsidiary should fail the Trust would still own the buildings. The Directors agreed that Duncan could go ahead with this.

### **Deed of Servitude**

Following responses received the directors decided that they were minded to grant an additional deed of servitude to Borvemor Cottages. Given that this was for a commercial enterprise and that one of the beneficiaries is a director of the Trust's trading subsidiary West Harris Renewables Ltd it was agreed to take independent advice on the appropriate charge to make.

### **Diary Dates for future meetings:**

- Nov 25<sup>th</sup>
- Dec 16<sup>th</sup>