

## Minute ECC Directors Meeting 3<sup>rd</sup> Nov '22

Present: Roddy Macfarlane, Billy Shanks, Karen Pettitt, Sarah Twaddle, Alistair Danter, Stuart Whatley, Joe Kalaher, Kelly McKenzie

Apologies: John Davies

1. Minutes of last meeting accepted, proposed JK, seconded RM
2. Dev workers report (attached) accepted, matters discussed:
  - Gus Nicolson has 2 “recycled” milestones, meeting agreed to put one at either end of track + to attach a Brass plate at a later date – ACTION AD to liaise with Craik Macrae + Gus to include “implantation” as part of final works
  - Bollards to be replaced, set in concrete ACTION AD to liaise with Craik Macrae
  - Cope stones on bridge parapets – meeting agreed should be replaced with similar stone in order to maintain authenticity ACTION AD to liaise with AP to ensure quote obtained from contractor
  - Burn dredging – Craik Macrae to be asked to include this as part of final works
  - Shop tenders Kearney Donald Partnership of Fort William emerged as the preferred design team and the Board agreed
  - Original budget for the Stage 1 feasibility work was £55,000 and with Kearney Donald’s quote (plus VAT) and the other elements (planning fees, possible additional surveys, business and operational plans) we are looking at around £50,000 in total. We have £25,000 from Crown Estates towards this. Board agreed to use ECC funding to match Crown Estate funding
  - Sub group to take shop project forward – ST, KP, RM, AD + SW
  - Meeting agreed to ask Dev Worker / AP to arrange first meeting with Kearney Donald Partnership during week 12 – 16 Dec
3. Administrators report – (attached) agreed, matters discussed:
  - Energy subsidy payment from Ben Sca Windfarm should cover entire ECC post code area NOT just 4 km radius
  - Fee for processing payments to be charged
  - Payment process forms from LSHA to be used
  - Energy subsidy payments should also include a payment to the Hall and School as well as domestic homes and businesses.
  - Meeting noted that coming years would require organisational / system developments within ECC and that a) Director training in Governance matters would be necessary b) recruitment of a new firm of Accountants will be necessary once our combined capital worth and turnover increases over £500k c) security checks will be necessary for book keeping systems with likely need to purchase dedicated computers.
4. Remembrance Day event
  - Sandra Wilson will provide refreshments, Alan Mackenzie IOS Pipe band to pipe
  - SW to purchase “deoch”
  - Still need a Minister / individual to lead the event, KM to ask Thomas Wilson if he can identify anyone, If none available SW happy to say a few words
5. Meeting with Muirhill Energy – Dunvegan Hall 7 pm on 8<sup>th</sup> Nov, SW, JK and JD to attend on behalf of ECC

6. On line meeting with Wind2 7 pm 10<sup>th</sup> Nov to discuss community share in Ben Sca windfarm AD to ensure that link sent out to ECC directors by Kenny Nicolson Dunvegan Trust Dev worker
7. Xmas dinner 1:30 for 2:00 on 9<sup>th</sup> Dec £35 / head to include welcome glass of wine, meeting agreed:
  - Age criteria > 60 + partner
  - Process to identify attendees – AD to draw up “invitation letter” to go to all houses in ECC post code area.
  - Invitation letter to include menu + tick box for requirements + contact details / names etc.
  - Replies to be dropped off in Pottery by 28<sup>th</sup> Nov
  - KM to arrange distribution with postie
8. “Cod Father” mobile chippy requested taking a “stand” at shop during winter, meeting felt that this would create competition for existing local Burger van business should not be agreed.
9. Playpark maintenance 50% complete, one more day required 5 volunteers turned out. Meeting acknowledged + thanks BS for organising
10. Meeting proposed purchase of new bench / seats / table units for playpark, BS agreed to look into prices.
11. DONM 15<sup>th</sup> Dec

## Development worker's report Oct '22

- Karen's Track: Masonry work to bridges and installation of guard rails progressing to completion. Some problems arising with unauthorised access by vehicles and damage to bollards. ECC will need to take action and report to police as use by vehicles was a concern originally raised by residents. Once stonemason is finished Craik & MacRae are to return to complete last of the tar and signage/road markings.
- Edinbane Links Path: We have had about 50% of written access agreements returned now, Alistair and Andrew following up with non-returnees, may be some individual issues to resolve. Have asked Sustrans to keep the project 'live' on their funding system while we resolve this – means we don't have to reapply as a new project next year.
- Edinbane Shop: See tender report and tender proposal attached. Following the tender assessment Kearney Donald Partnership of Fort William have emerged as the preferred design team and the Board are recommended to approve their appointment as Architects and Lead Consultant. **DECISION/APPROVAL REQUIRED.**
- Our original budget for the Stage 1 feasibility work was £55,000 and with Kearney Donald's quote (plus VAT) and the other elements (planning fees, possible additional surveys, business and operational plans) we are looking at around £50,000 in total. We have £25,000 from Crown Estates towards this.
- Next steps will be to appoint the design team and organise an initial meeting at which we should plan the community engagement process and revise the programme. It would make sense to have a sub-group of the ECC board to act as a project steering group – and to consider whether there are any non-Board members from the wider community who might be asked/co-opted onto the sub-group for specific experience or interest?

## Administrators report Nov '22

1. ECC development issues – Based on recent events / notifications etc Directors requested to note following issues that need to be considered in the coming years, some decisions required, actions taken etc
  - i. There are going to be significant increases in ECC's income in the next 10 years from a) Vattenfall's intention to re power the existing windfarm, this will increase our payment from £2k to £5k per megawatt – expected to take place in 2030 b) BenSca is expected to come on stream around 2026, £5k / megawatt to be shared with Struan + Dunvegan BUT we may also have an investment in the project + there is the proposed annual energy payment – (see below) c) Muirhill Energy Ullinish windfarm, income to be shared with others BUT will add to our existing income stream.
  - ii. Ben Sca (Wind 2) are proposing an energy subsidy payment of around £500 / household **starting Jan '23** – at present this is for households within a 4 km radius of BenSca ..... Subject to ECC Directors + Wind2 Investor agreement I have suggested that this should be extended to the entire ECC geographical area as just having a small geographical beneficiary area risks creating social / political problems for ECC. (It may be that our benefit fund amount decreases to cover this)
  - iii. Muirhill are proposing a benefit fund that covers Edinbane & Skeabost CC area as well as Dunvegan, Struan, Portree and Braes ref meeting on 8th
  - iv. The Shop development will require significant investment + even with the development of a Trading arm our overall annual turnover will grow significantly.
  - v. A recent discussion with Vattenfall covered security and management systems, they have concerns as one of their community benefit funds was hacked recently and while the issue was spotted in time it could have resulted in a loss of £100,000 for the community concerned. It is encouraging to know that Vattenfall hold the management and work of ECC in esteem and use us as a “model community organisation” using our website, application forms systems etc as examples to other communities.
  - vi. Discussions with our accountants as part of the process of reviewing the annual a/c in recent weeks revealed the fact that once our turnover is over £500k our accounts will have to be audited – there are no auditor accountants on Skye.
  - vii. Points i -vi suggest that our way of working will have to develop, Directors responsibilities may well alter and the issue of “Governance” – how we make decisions, monitor our projects, finances etc will have to step up quite a few notches ..... exciting eh?!

## DISCUSSION

2. Work carried out since last meeting:
  - i. Remembrance Day – Piper identified, refreshments organised
  - ii. Village Centre update – Landscape architect identified – Louise Kerr, Louise will prepare a couple of simple sketches for Directors to discuss, we can then

choose one + agree a price for her to develop it as a proposal for us to take to the community. She will just work on the design, it will be up to ECC to take it on as a project, sort out Planning matters etc

- iii. Meetings held with Wind 2 and Lochalsh and Skye Housing Association re Energy payments , it appears that a way around making the payments to anyone in receipt of benefits has been identified. – see discussion point above
- iv. Contacts maintained with Dunvegan and Struan re investment in BenSca windfarm – nothing further to report at time of writing report, this may change by the time we meet.
- v. Meetings held with accountants re annual accounts
- vi. Design tenders for shop reviewed
- vii. Liaison with Dev worker, Sustrans + others involved in cycle tracks
- viii. Newsletter produced + circulated via email, Primary school + posters
- ix. Discussions with Sage re accounting packages for charities
- x. Website updates completed.