

Minutes ECC Directors meeting Thursday Sept 7th '23

Present: Alistair Danter, Sara Twaddle, Roddy Macfarlane, Karen Pettit

Apologies: John Davies, John Lawrie, John Boyle, Billy Shanks

In attendance Item 1 – Alastair Nicholson, Lisa Stevens

Declarations of interest – none

Minutes of last meeting approved

1. Skeabost + District Community Council matters – Current wind farm developments in North west Skye may result in payments being made on a CC wide geography. [As the CC](#) is not an appropriate body to receive and manage payments, [the CC](#) has requested that ECC expands [its](#) remit to cover the entire geographical area of Edinbane and Skeabost District Council. This would avoid the creating of a second organisation with the same remit in the area. Meeting noted issues to consider would include:
 - Changes to existing ECC Mem and Arts covering name and post codes
 - Directors would have to agree to change in first instance
 - Change would have to be approved with appropriate motions etc at an AGM by the membership
 - Election of additional Directors from across the [whole CC](#) area
 - There will be legal costs [for the CC](#).

Meeting agreed to take the matter to the next AGM in November, provisional date 24th Nov

2. Matters arising from last meeting:
 - Purchase of benches for playpark – ACTION KP to organise in conjunction with campsite
 - Comms plan – to be carried forward to next meeting ACTION JD
 - Director ID for Co. Lawyer, still waiting on some Directors ID. [This is now time critical](#)– ACTION ST to follow up
3. Wind Farm Updates:
 - Joint community group – Edinbane, Dunvegan, Struan, Portree & Braes, Minginish submitted proposals for managing Community Benefit Funds from Ullinish developments to Muirhall in a timely fashion as agreed. No response received to date from Muirhall, Group have now informed Muirhall that there will be no further contact until the group receives a response + has had time to consider the details.
 - Recent Beachwood development for Waternish / Greshornish peninsula well attended, consultation was an update not a final planning submission consultation.
 - No update information on Shareholder vehicle currently under development by Edinbane, Struan and Dunvegan groups.

4. Development worker report – Report attached. Key issues discussed:
 - Current projected costs for shop development are significant +/- £3 million community consultation is required
 - Work to produce business plan for entire development to continue
 - Work to survey and finalise title deeds for existing shop, additional land to be purchased from neighbouring owner + asset transfer of land in front for shop from THC to continue
 - Purchase of additional land to be considered by community consultation
 - Community consultation to ascertain:
 - Priority for existing units
 - Sentiments on phasing the development starting with the shop
 - Continue with additional land purchase
 - Community Consultation meeting to take place before AGM on 24th Nov
 - Development of Business plan for the Shop & Café - 6 days support have been agreed by Community Enterprise Scotland, ST, KP, AD and AP to be involved in document development. ACTION AP to make contact with CES + set up date for initial online call.
 - VAT report – meeting noted report, certain queries highlighted ACTION AD to liaise with consultant to seek clarifications
 - Dev worker still working on funding document.
5. Admin matters:
 - Annual budget approved (attached)
 - Draft annual a/cs for '22 have been received AD needs to redraft section required by OSCR, subsequent document to be circulated to Directors for approval prior to AGM
 - Meeting agreed that ECC should join DTA – Development Trusts Association. ACTION AD
6. Village Centre Design
 - Design + project document complete + has been shared with Community Hall who own land.
 - Meeting approved design + project spec
 - Final approval to come from Community Hall
 - The project represents an initiative for which additional external funding should be sought ie it should not all be funded from ECC Benefit funds.
7. Village maintenance
 - RM to check with BS status of current contract with Peter Nicolson
 - If time period complete meeting agreed to discuss a further 3 year extension BUT with a stipulation that now work close to houses should not be done before 8 am
8. Funding applications:
 - Archine Maclean – Student grant approved - £4,000
 - SkyeDance – hall rent for additional dance classes approved - £72
 - Portree Gaelic Choir approved - £500

- Local Scottish Book week performance Alan Bissett, managed by Catherine Macphee approved £485

9. AGM - 24th Nov – format 1. Community Consultation Shop + name, 2 AGM with consideration of expanding ECC role 3. BYOB Social + curry. ACTIONS KP to contact Sandra Wilson ref provision of curries, ST to book hall, AD to prepare documentation + pre event promotion.

10. Newsletter – to go to all houses via postie + electronic version to all members. ACTION AD to draw up circulate for comment.

11. Remembrance Day 11th Nov:

- RM to organise wreath
- ST to contact Dee Mackuskie celebrant + purchase liquid refreshments
- KP to liaise with Kelly Mackenzie to identify piper, book hall
- KP to liaise with Sandra Wilson ref provision of soup + sandwiches
- Promotion via Ad in FP, Newsletter, direct mailing to members + posters in Village

12. Senior citizens xmas dinner, ST to get quotes from Edinbane Inn, Edinbane Lodge, Greshornish Hotel, Redwood. Organisation to be discussed at next meeting

13. DONM – 12th Oct

EDINBANE COMMUNITY COMPANY
DEVELOPMENT WORKER BOARD REPORT – July-August 2023

1. SUSTRANS Path

- Alistair & Andrew have split the outstanding access agreements between them and will be following-up with landowners to find out what issues are preventing them from signing.
- Possibility of splitting the path into 2 or 3 phases and reducing the spec to a less expensive, simpler design without Sustrans funding.
- Alistair & Andrew to investigate this option with Mike Hyatt (the path design consultant)

2. Lyndale Renovation Path – ‘Karen’s Track’

- Francis Yeats stonemason has finished remedial work to bridge parapets, still needs to finish off pointing and repairs to undersides once tarmac is laid on decks to stop water penetration.
- Craik & MacRae to finish off outstanding resurfacing and road markings in September.
- Hoping all works will be complete by October.

3. Edinbane Shop project

- KDP have produced the shop feasibility study report, which has been simplified and amended into a non-technical version (attached) for circulation to community and funders.
- Next step is for the Board to approve the scheme design, subject to amendments to the layout once we acquire the additional ground from the adjacent croft.
- The community will also need to be consulted on the amended layout before proceeding to planning.
- We have commissioned Highland Geomatics to produce Title plans for the additional areas of ground to be acquired, and to clarify what discrepancies there appear to be in the existing shop site Title plan.
- We have been awarded 6 days free business advisor support from Community Enterprise to help us prepare for the shop business planning process.
- The CE Business Advisors will concentrate on the legal structure and management arrangement for the different elements of the enterprise, with case studies from other comparable community-run businesses, and recommendations. They will also do a check list of statutory responsibilities and policies for the Operational Plan.
- It would be ideal to have a sub-group of 2-4 Directors engaged in this process with the CE advisors.

Dev workers report

**EDINBANE COMMUNITY COMPANY
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Annual Budget

Working Budget '23

	Budget	Actual	Difference
Development grants from ECC annual income (1)	£30,000.00		£30,000.00
Village Maintenance	£6,500.00		£6,500.00
Development Worker (2)	£19,800.00		£19,800.00
Administrator (3)	£8,000.00		£8,000.00
Accountant	£1,800.00		£1,800.00
Insurance (4)	£650.00		£650.00
Hospitality	£2,500.00		£2,500.00
Meeting Exps	£350.00		£350.00
Photocopier /scanner	£600.00		£600.00
Publicity	£300.00		£300.00
Website	£300.00		£300.00
Shop Development costs (5)	£29,850.00		£29,850.00
VAT Advice, Registration + establishment of Trading arm (6)	£7,020.00		£7,020.00
Outstanding Expenditure on Karen's Track	£34,500.00		£34,500.00
TOTAL	£142,170.00		£142,170.00

Covered by:

Annual Vattenfal Payment received	£85,000.00
THC Grant to claim (Karrens Track)	£6,250.00
Transfer from Reserves	£50,920.00
TOTAL	£142,170.00

Reserves	£158,810.00
Endowment	£80,225.00

Notes:

- (1) Based on '22 Expenditure
- (2) '22 cost £10,000 increased allowance
- (3) '22 cost £1,000 increased allowance
- (4) Covers Directors + Shop insurance
- (5) Budget Page 2 at 1:8:23

(6) VAT included, some should be reclaimable

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ITEM	BUDGET COST	NOTES
THC Land price	£500.00	as per valuation
Croft No. 16 land	£14,500.00	agreed with seller
Purchase costs / decrofting etc	£1,300.00	Quote from Lawyer
THC legal costs	£1,000.00	on the basis ECC prepares Title plans
ECC legal fees	£1,500.00	Estimate
Title plans	£750.00	Survey, reports & travel
Planning fees	£1,500.00	Estimate - KDP can provide exact figure
Professional fees	£800.00	remaining QS fee
Business planning	£5,000.00	assumes some free input from 'Accelerate' program
Landscape architect	£1,500.00	Quote daily rate - 5 days + 1 visit
VAT	£1,500.00	assumes VAT on all professional fees
TOTAL	£29,850.00	