

Minutes ECC Board meeting 12<sup>th</sup> Oct '23

Present: Roddy Macfarlane, Billy Shanks, Alistair Danter, Karen Pettit, John Lawrie Sara Twaddle

Apologies: John Davies, John Boyle

Declarations of interest none

Minutes of last meeting Sept 7t '23 – approved, proposed RM, seconded ST

1. Matters outstanding
  - a) Benches – Play Park KP agreed to order 1 round + 2 A frame from Scottish Prison Service
  - b) Comms plan – JD not present, move to next meeting
  - c) ID info for Lawyer – all collected – many thanks all
  - d) DTA (Development Trust Association) membership – applied, should hear by next meeting
  - e) Village maintenance – Current contract will end this year, need to retender in Feb / March '24 ACTION – include in agenda for first meeting of '24
2. Remembrance Day event
  - Davina McKuskie will officiate
  - Soup + sandwiches ordered from Sandra Wilson – need to confirm no.s estimate + /- 20 ACTION ST
  - Piper – no one identified ACTION AD to contact Alan Mackenzie
  - Wreath – RM has ordered
3. Windfarms updates
  - Muirhall /Struan RM & ST attended recent meeting of 5 CCs to discuss most recent Muirhall offer of benefit 60% affected CCs + 40% Skye wide fund. Skye wide fund to be administered by HIE.
  - Group agreed not to accept, to request clarification of a number of points, a meeting with elected Members + query HIE administration of Skye wide fund
  - Request from Skeabost CC for ECC to expand its area of operation to be taken to AGM / Community consultation event. Proposal to be put to community to be an “in principle” decision with detail to be discussed at a later date as currently there is no information from other developers regarding their definition of benefit areas.
4. Development workers report (attached) noted.
5. Shop development – meeting noted APs fund raising strategy (attached) + agreed that the recommendation to be put to the community is for a phased development, prioritising the shop development

6. Finance report (attached)

- Report noted + accepted
- SW has agreed to stay as Co. Sec / Treasurer
- Meeting agreed to move to a new Accountant for next accounts

7. AGM 24<sup>th</sup> Nov 6 – 9pm

- Actions – , Notice in FP for 2<sup>nd</sup> Nov, posters in Bus stops, emails to members, Newsletter to postie for distribution – AD to take copies to Pottery
- Sandra W has confirmed she can do curries – needs no.s
- Agenda items agreed..... “Leads” for main discussions topics
  - i. Shop AP
  - ii. Housing AD
  - iii. Village Centre ST
  - iv. Cycle tracks AP

8. AOCB

- Senior citizens Dinner 15<sup>th</sup> Dec Greshornish, current budget around £40 /head inc 1 glass wine + teas + coffees, Letter to go out via Postie mid Nov – agree wording at next meeting
- Play Park – Rubber mats, currently hidden in long grass, need to be “excavated” + stored, KP happy to store. On going drainage issue ACTION BS to contact Kenny Mackinnon for a quote.

9. DONM – 9<sup>th</sup> Nov to finalise AGM details

**EDINBANE COMMUNITY COMPANY  
DEVELOPMENT WORKER BOARD REPORT – September 2023**

**1. Sustrans Path**

- Nothing new to report

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

- Nothing new to report

**3. Edinbane Shop project**

- We have prepared Title plans for the additional areas of ground to be acquired in front of the shop from Highland Council, and adjacent out of croft No. 16.
- ECC’s solicitor will prepare offers to purchase. THC have confirmed that the land to the front is still valued at £500, plus their legal costs.
- Title search confirmed that ground from croft No. 16 was decrofted in 1985, and that there is no need to decroft.
- Surveyor confirmed the boundaries of the existing shop site on the ground and with new plan. Andrew to check with KDP that proposed layout still fits.
- Initial meeting held with business advisor from Community Enterprise to review possible legal structures and management arrangement for the shop and other elements.
- Discussed preferred management options; first option to lease premises to a tenant (either a private operator, or a separate community enterprise eg: local co-operative), second option to set up a wholly-owned subsidiary of ECC to manage the enterprise.
- CE advisor will complete report 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.
- Next step to review proposal and seek confirmation of community support at AGM

# EDINBANE CENTRE FUNDING STRATEGY

## 1. SWOT Analysis

<b>STRENGTHS</b> <ul style="list-style-type: none"><li>• Evidence of grassroots support</li><li>• Community-led project</li><li>• Limited own funds to commit</li><li>• Good environmental/social sustainability impacts</li><li>• Range of elements improves financial sustainability</li></ul>	<b>WEAKNESSES</b> <ul style="list-style-type: none"><li>• V. large capital requirement</li><li>• Unproven business model</li><li>• Limited capacity in community to operate &amp; manage</li><li>• Reliance on finding good tenant</li></ul>
<b>OPPORTUNITIES</b> <ul style="list-style-type: none"><li>• Aligns well with multiple policy agendas</li><li>• Potential new funding streams eg: Islands Fund</li><li>• Good fit with emerging public policy</li><li>• Growing awareness of 'over-tourism'</li></ul>	<b>THREATS</b> <ul style="list-style-type: none"><li>• Over-subscribed funding sources</li><li>• Reduced public funding climate post-Covid 19</li><li>• Subdued economic outlook</li></ul>

## 2. Strategic Focus

As a result of the above SWOT analysis we should focus on funders who support community-led regeneration initiatives with mainly economic and social impacts. Also those interested in interventions in health and well-being, particularly in respect of low income groups, children/young people, older people and equalities groups. There may be an opportunity with funders who support environmental sustainability, with a focus on a 'green' post-covid recovery and a more sustainable model of tourism.

Funders prioritising actions to combat deprivation and achieve mainly social outcomes may be interested in aspects that support health and well-being (eg: fresh local food, social interaction, local community facilities)

We could improve opportunities to achieve social and environmental outcomes, by developing links with other local projects like cycle paths, community spaces and social events.

## 3. Funding Requirement and Strategy

The total funding requirement is likely to be in the region of £2.5m. This includes approximately £110,000 in contingency. Raising a sum of this size from a large number of small funders is unfeasible, we will require to identify 2-3 significant (ie: +£200k) potential funding sources, around which we can gather a number of minor funders to assemble the full package.

## Phasing

Phasing the development is one potential strategy to make it more fundable, prioritising the shop element and the site servicing and infrastructure in the first phase.