

## Minutes ECC Board Meeting 29:08:24

Present: Roddy Macfarlane, Sara Twaddle, Alistair Danter, Karen Pettit, Billy Shanks, Joe Kalaher, Phil Ashhurst

Apologies: Kenny Mackinnon, Sandra Wilson, John Boyle

Declarations of Interest: Billy Shanks – Shanks Plumbing are sponsors of Skye Camanachd – ref funding request

1. Minutes of last meeting 25/07/24 approved, proposed ST, seconded JK
2. Matters arising / c/fwd
  - Karen's Track opening, a successful event + / 40 attendees, good report in WHFP + in Skye Radio
  - Governance session to be rescheduled
  - Directors liability insurance, added to existing ECC public liability policy (£147 pa)
  - Bi annual payments from '25 onwards, agreed at last meeting + Vattenfall informed
  - Dedicated ECC emails addresses outstanding a/cs for PA, SW, JK set up individuals requested to sign in, meeting noted that an important governance matter requires Directors' personal emails to be kept separate from ECC emails
3. Shop updates:
  - Demolition grant application to THC CRF successful, this will cover 50% of cost of demolition once VAT is reclaimed
  - 2 demolition quotes received (4 requested) £ 52,290 + £ 63,084 both inc VAT Cost to ECC will be + / - £25k, this will be an overspend on the budgeted amount, but meeting noted that overall annual budget is capable of covering the cost on current expenditure rates ACTION meetings to monitor expenditure budget vs actuals on a regular basis
  - Meeting requested Dev Officer to check that all rubble could be crushed, stored on site + reused in construction work to avoid removal costs ACTION AD to follow up.
  - Purchase of additional land – seller's agent has requested that sale is post resumption (land taken out of crofting tenure) which will take + / - 3 months after which there can be an exchange of missives. If this does not happen ECC will withdraw offer.
  - Next steps – KP to work on finances + business plan, KP + ST to draw up a list of Skye based community shop visits to review business models

4. Slipway updates:
  - Crown Estates have agreed support in principle if all parties in agreement to the project. CE would issue a licence in perpetuity or for as long as the infrastructure is in place, this would cost £150 p.a
  - Edinbane Estate are checking if their seabed rights run as far as the proposed sites, the feeling is that they probably do not.
  - Access matters, 2 options 1. Along foreshore via campsite land 2 via Macreal apportionment. KP reported that the campsite would prefer a) that the actual slipway site is not connected to the campsite and b) that the facility of a community facility and not one that the campsite would wish to have as part of their 'business offer' to guests.
  - ACTIONS required – identify ballpark figures for 2 access routes + actual construction costs – a formalised proposal, once both these are in place ECC reports back to community at AGM.
5. Housing updates – Coishletter
  - Master plan brief for entire area purchased by THC from Skye Luxury Lodges (SLL) received from THC, meeting agreed draft ECC updates , ACTION brief to be resubmitted to THC for final agreement. THC will put out to tender + seek bids + cover all associated costs
  - Housing Needs assessment survey to update findings of 2015 research, AD + AP to review survey questions + make additional suggestions to CHT initial proposal, key issue being inclusion of postcode recording facility in the survey to identify geography of respondents + the use of a QR code to enable access to online survey
  - Meeting noted + approved 2 surveys one domestic + one for businesses
  - Meeting noted + approved cost of survey quote from CHT
  - Meeting agreed following process:
    - a) Final drafting agreed with CHT
    - b) Survey + Master plan exercise to be promoted via a 'news story' in WHFP, a local newsletter
    - c) Local newsletter to be distributed electronically to members + hard copies to all households in ECC geography
    - d) Hard copies of questionnaires to be distributed to all households in ECC geography with option to return completed questionnaires to the Edinbane pottery.
    - e) QR codes to give access to online survey to be posted throughout ECC geography – bus stops + telegraph poles
    - f) Survey questionnaires to be agreed asap + survey to be released mid Sept for completion end Oct with analysis + final report available for AGM in Nov + subsequent use for Master planning exercise.  
ACTION AD to coordinate + manage process

- g) ECC website development to include dedicated Housing section to include recorded minutes of meetings with CHT + THC ACTION AD
  - h) Once Master plan + survey completed + reported to community at AGM with agreement on next steps a 3 party MOU will be prepared between ECC, THC and CHT.
6. Development workers report – approved
7. Windfarm updates
- ST, RM + AD have a meeting with Muirhall + other local trusts 9<sup>th</sup> Sept to discuss development of Benefit fund linked with Ullinish 1 + ongoing developments linked with Ullinish 2
  - ECC will be receiving documentation covering establishment of an appropriate legal vehicle to enable the 3 communities – Struan, Dunvegan and Edinbane to take a 5% share in the Wind 2 Ben Sca windfarm. The document does not confer any obligations on the communities or developer it lays out a vehicle to enable a share to be taken if required.
8. Finance report :
- Budget vs Actuals report approved
  - AD meeting CSM shortly to finalise move from current accountant, benefits being option for greater bookkeeping support as ECC develops more projects, presence at AGM to deliver financial reports, access to audit support in event of annual expenditure exceeding £500k (OSCR requirement) which is expected once construction work takes place on the shop.
9. Future Events
- 9.1 Remembrance Day 9<sup>th</sup> Nov
- Piper required – AD to procure
  - Minister + Wreath required – RM to procure
  - Sandwiches + Home baking required – AD to procure, SW + Relish to be approached for a quote
  - Announcement in WHFP + local newsletter ACTION AD
- 9.2 Pensioners xmas lunch
- All local Hotels – Greshornish, Edinbane Inn, Edinbane Lodge and Redwood to be contacted to see if they will be open + interested in hosting + cost. Action ST
  - Plan B to develop an event in the Hall with businesses with an off site catering capacity to be invited to quote – Robert Macaskil (Relish) Calum Gillies (Caledonian Café) , Sandra Wilson (Filling Station)
- 9.3 AGM
- 30<sup>th</sup> Nov + BYOB Ceilidh + sandwiches + Homebake
  - ACTION AD to contact potential bands

#### 10. Funding Applications

- Student funding Issy and Archie Maclean - approved
- Uig Hall Disabled toilets contribution – not approved, insufficient benefit to residents of ECC geography
- Skye Camanachd stadium contribution – approved.

#### 11. AOCB

- Benches for Playpark, current erected + in storage at Campsite, KP to arrange transport to Playpark, BS to arrange installation.
- John Lawrie has had to resign from ECC for work reasons

#### 12. DONM – 10<sup>th</sup> Oct 7:30

**EDINBANE COMMUNITY COMPANY**

**DEVELOPMENT WORKER BOARD REPORT – August 2024**

**1. Edinbane Links Path**

- Meetings with the 3 of the 5 proprietors along the route whose boundaries will still be affected by the re-design. Agreement in principle with two so far, two have not responded to communication.
- Still consulting with THC Roads and Planning on redesign and position of new crossing on A87
- Highland Council Roads interested in pricing the construction, which may give us the best option
- Paths for All may have capital funding for construction in 2024-25, but not clear we will be in a position to use it before 31<sup>st</sup> March next year (spend deadline).

**2. Edinbane Shop project**

- Purchase of land to front of shop from Highland Council is due to settle next month.
- Deadline imposed on purchase of additional land for car-parking from croft No. 16.
- Duncan Burd has confirmed that Jacqui MacFarlane still wants to sell, but they need to apply for a resumption order, can take up to 3 months currently.
- Highland Council have confirmed that our bid for £24,000 Community Regeneration Fund money towards shop demolition has been successful. This represents 50% of the budget.
- Demolition can proceed over autumn/winter.

**3. Village Centre scheme**

- Planning application for village green improvement has been approved, now looking at potential funding sources for the works.
- Budget cost quotes being sought from contractors for funding applications.

**4. Coishletter Housing**

- Highland Council have purchased the site at Coishletter for £336,000. It extends to 6.13 acres and is assumed to have capacity for up to 28 housing units.
- The Council is keen to work with ECC and the Communities Housing Trust (CHT) to develop a master plan for the whole site, including a range of different housing models.
- Alternatively the Council could agree to sell all or part of the site to ECC to develop ourselves, or in partnership with others.
- Ownership would give the community greater control over how Coishletter is developed but comes with much greater risk and responsibility.
- We have agreed to work on a 3-way Memorandum of Understanding setting our joint working arrangements and roles/responsibilities of partners.

- Also agreed to start with a community-led master-planning exercise for the whole site looking at long-term development in phases (see draft brief attached).
- ECC/CHT to organize a refresh of the local housing needs survey done in 2015 to inform master-planning work.

ECC Budget '24 - PAPER 3  
Budget vs Actuals Aug '24

	Budget	Spend	Notes
<b>Development Grants Community Support</b>			
Development grants from ECC annual income	£43,000.00	£15,098.00	
Village + Play Park Maintenance	£10,000.00	£9,024.00	
<b>Sub Total</b>	<b>£53,000.00</b>	<b>£24,122.00</b>	
<b>ECC Running costs</b>			
Development Worker	£20,000.00	£4,109.90	
Administrator	£8,000.00	£645.00	
Accountant	£2,200.00	£2,342.00	
Insurance	£1,000.00	£686.64	
Hospitality	£3,000.00	£489.12	
Meeting Exps	£350.00	£314.80	
Photocopier /scanner/ Office Exps	£500.00	£692.72	
Publicity	£300.00	£134.92	
Website	£300.00		
Subscriptions		£65.00	
Finance costs		£10.50	
<b>Sub Total</b>	<b>£35,650.00</b>	<b>£9,490.60</b>	
<b>Development Project Costs</b>			
Karens Track bridge completion	£5,000.00	£15,450.00	Spend c fwd from '23
<b>Shop Development costs</b>			
Planning Process	£4,500.00		
Land Acquisition (Shop)	£16,500.00		
Legal costs related to land acquisition + other matters	£3,500.00	£4,319.04	
Demolition + consent	£15,000.00		
Landscape Design	£2,000.00		
VAT Advice, Registration + establishment of Trading arm	£5,000.00		
Links paths consultations	£1,000.00		
Village Centre Scheme	£25,000.00	£190.00	
Housing - Legal contingency linked with buyout from THC	£2,000.00		
Misc / uncategorised Exp		£816.95	Commercial Water rates for shop
<b>Sub Total</b>	<b>£79,500.00</b>	<b>£20,775.99</b>	
<b>SUMMARY</b>			
Dev grants / Community support	£53,000.00	£24,122.00	45.51%
Admin / Running cost	£35,650.00	£9,490.60	26.62%
Development Project costs	£79,500.00	£20,775.99	26.13%
<b>TOTAL</b>	<b>£168,150.00</b>	<b>£54,388.59</b>	<b>32.35%</b>