

CCDC Directors' Meeting 3rd March 2014

Present: Iain Scott, Ann Macleod, Theresa Ross, Steve Husband, Iain Muir (Chair), Ben Walton, Linda Macleod, Phil Shaughnessy.

In Attendance: Julia Campbell, Anne Campbell, Peter Muir.

Apologies: Maureen Fraser, Richard Williams.

1. **Minutes:** The minutes of the last meeting were approved. Proposed by IS, seconded by AAB.
2. **Matters Arising:**

The directors discussed the Action Log and agreed to continue its use with the LDOs to send a reminder nearer the next meeting date.

Smokehouse - PM to create budget to end of financial year. **Action ongoing.**

Community Energy - Application for funding for 1FTE has been lodged with SSE, awaiting response.

Finance – IS & BW to confirm funds to be transferred to Smokehouse account. **Action ongoing.**

Finance – BW has drafted letter to Co-op Bank and needs signing and sending. **Actioned.**

Land and Housing – LDOs and directors to draw up report into any developments re housing at Acheninver. **Action: AAC to contact Mark Foxwell ongoing as MF out of office reply. SH to contact Crofting Commission. Actioned.**

Land and Housing – LDOs to update re position of land donation below Island View – correspondence in hand. **Action ongoing.**

Land and housing – CCDC to attend as delegates the Community Housing Seminar planned for Ullapool. SH will attend as a speaker on crofting tenancy and housing. **Actioned.**

3. **Finance:** A9 Accountants to be contacted about their preference for an online accounting system. **Action: IS to draft email LDO to process.** The directors discussed having a robust procedure for payments and for making an LDO (JC) to have access to the account as it would make for a simpler and quicker HIE claim process.

Loan to THC has been fully repaid.

BW & PM to establish what has been paid to HMRC for Smokehouse manager. **Action – BW & PM to carry out by end of March.**

Smokehouse donations in Co-op account to be moved to Santander account used for smokehouse project. **Action – MF, PM, JC**

Meeting with Lindsay Simpson, CAM Manager. LEADER funding is still available until end of this financial year. HIE have committed to funding until end June 2014. HIE to simplify claims.

4. **Community Energy:** It was agreed that it was tremendous result to have both planning applications for both wind & hydro energy to be granted. Ben Mor Hydro - CAR Licence for hydro scheme has been granted. **Action: SH to give PM CAR Licence.**

5. **Land & Housing:**

- i. SWT - JC has emailed Mark Foxwell to re-open discussions over land for housing.

- ii. SH met with Seoras Burnett from Badralloch who have recently created new crofts from apportionments. Their landowner & Grazings Committee fully supported this move and the landowner didn't claim her share. SWT (finance director Paul Ritchie) have said, in principle, that they would forego that right and look on each case individually. SH concluded that the only resolution to affordable housing shortage is for crofters to provide ground and he would be prepared to do that – in Acheninver. He also raised the problem of absentee crofters and the latest two houses to be applying for planning permission live outwith the 32km designated by the Crofters Commission. The directors agreed that this problem should be raised with MPs & MSPs. PM added that existing local housing need is only part of the story, communities also build housing to bring people in to strengthen their community. **Action: JC & SH to draft letter. Action: All directors to put thoughts on housing & apportionments to SH in email. Action: AAC to investigate apportionments. Action: AAC to contact Highland Small Communities Housing Trust to be clear about housing need.**

- iii. **Land Donation:** Following Allan Graham's generous offer of land below Island View, clarification required on possible access and planning issues. **ACTION: JC and AAC to meet with Allan Graham** to discuss land transfer and offer payment of legal fees and costs.

- iv. **Acheninver Youth Hostel:** JC circulated a draft proposal for the Youth Hostel whereby CCDC work with SWT and other interested bodies to advertise/promote the lease and hostel business

to find suitable tenant in line with CALL objectives and local economy. **ACTION: JC to contact SWT to offer proposal.**

v. **Hydroponicum:** It was noted that Moulton Ltd's agent has approached Coigach Community Council offering to discuss the possible sale of the site to the community. **Action: AAB will acknowledge offer on behalf of CCC.**

vi. **Community Housing Seminar:** PM has supplied advice and suggestions to UCT for their forthcoming housing seminar. UCT have received funding from HIE to organise the event and thus CCDC time is not required. SH has agreed to speak about crofting at the event. **Action: JC, AAC and PM will attend as delegates.**

vii. **Schoolhouse:** AAC has contacted Diane Campbell, DTAS for advice. Funding may be available for a survey providing there is evidence of sufficient community interest. **Action: JC to contact Diane Campbell to ask what evidence is required and to arrange petition/support as required.**

viii. **Croft 105:** appears on the Crofting Register as vacant. A member of the local community has expressed interest in taking on the tenancy and has applied to SWT following advice from The Crofting Commission. JC has written letter of support to SWT. **Action: JC to monitor.**

6. **Piers and harbours:** Following Coigach Community Council's meeting on 10th February a new Piers Users Group (which includes BW) was formed (under the auspices of the Community Council) to look at options and follow up work required. The group met with Cllrs Cockburn and Green, and Tony Usher, THC, on 25th Feb in an attempt to persuade THC to prevent further deterioration of Badentarbet Pier (THC say they do not have the financial resources to do this) and to discuss suggestions for development and improvement at Old Dornie. Other possibilities for BP include private purchase by Scottish Sea Farms and other users. PS met the contractor working on Ullapool Harbour who had in the past quoted approximately £300k for ring-sheeting and filling, today's costs in the region of £600k. There is the danger that following the Harbour Board Meeting on 10th April, THC may move to close the pier all together. **Action: BW will report back to CCDC.**

7. **The Smokehouse:** Following the recent architect's visit PM has made a list of jobs to be carried out. The Smokehouse sub-group have agreed to make the building/space available for short term use so that the building is used until redevelopment is underway. **Action: JC to advertise this opportunity and invite users.**

8. **CALL:** The board offered their congratulations to Richard Williams who has been appointed as CALL Development Manager for Landscape Partnership work. The post of assistant Development Manager is currently being advertised nationally and locally.

9. **AOCB:** Current casual smokehouse labour is now to be formalised and moved to PAYE. PS suggested that if turbine cables are undergrounded, a footpath could be formed in the process – met with approval and to be incorporated in the project planning. Summer Newsletter: **Action: JC to start compiling with a view to printing by May.**
10. **DATE OF NEXT MEETING:** Monday 7th April, 7pm. **Action: JC to book hall.**

(No Meeting on 10 February as Coigach Community Council were holding a meeting to discuss Badentarbet Pier and Old Dornie Harbour)