



DUNVEGAN COMMUNITY TRUST

Committee Meeting Minutes: 16.04.24

Present: Jason Bold (JB), Mali Messent (MM), Katy Lawrence (KL), Sylvia Meyer (SM). Emma Jane Morrison (EJM), Leona Coull (LC), Paul MacAskill (PM) on Zoom
Apologies: Liza Cleland (LCL)

1 Adoption of previous minutes:

KL proposed

EJM seconded

MM will upload minutes to the website

- JB welcomed Sylvia Meyer to DCT as our DCC representative. Phillipa MacRae has stepped down from her position due to a shift in office bearers on the Community Council.

2 Financials

- MM explained that she has produced a draft Financial Policy and draft Budget Template for DCT with the help of Just Enterprise. These are documents that we must have, they are simple but robust. The financial policy includes an overview of the financial role for Treasurer, Development Officer, Admin Officer and Trustees within the SCIO. JB is happy for both of these to be circulated among trustees and then approved once everyone is happy with them.
- MM noted that we really should have a Treasurer appointed for DCT. KL said that she would 'maybe' step down as Vice Chair and take up the role of Treasurer, but has not had any experience in this post and would like some guidance. JB suggested he could help KL out and they could jointly take on the role. JB suggested that they think about it and have an answer by the next meeting.

ACTIONS: JB & KL decide on Treasurer role

3 Gaeltec

- Since our last meeting, we have had the fantastic news that we were successful in our SLF stage 2 application. It was noted that we did not receive all that we had applied for. We asked for £62K for architectural services, which would cover us all the way up to handover of the completed building and received £32k, which would in fact take us up to planning permission and building warrant stages, and with the QS fees we received £9k, approx half of what we had asked for. The funding grant does not include any funds to refine the building plan, which was quoted by impact hub for about £2k, but this is something that would be essential. MM asked all present whether or not DCT should get an application into Community Ownership Fund, which closes in June, and that is the end of that funding stream. This is an onerous application, with lots of documents needed, but after a conversation with someone at Impact Hub earlier this week, MM noted that they offer support to community bodies who are applying to this very fund to create a strong application, and they believe that due to the amount of work that was done already for the

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SLF stage 2 application, we are in a much stronger position than other groups that are applying for this. MM is having a meeting with a representative from COF this week about setting up a diagnostic meeting with them and Impact Hub. All agreed to go forward with this application. JB mentioned that we would need to consider what sort of support we can offer to MM with this process. It was suggested that we go forward with putting in a pre planning application as well as a change of use application for the building.

- MM has been given the permission of the board of trustees to instruct the solicitors in the conveyancing procedures for the Gaeltec project.
- JB stated that after a meet last week at Gaeltec, we should put in a formal offer for the building. The building has been valued at £255k and we have 95% of that in place currently. There had been discussions on whether we should ask for a discount on the price, but it was agreed that doing so will probably hold up the process and we should go ahead at the valuation. All agreed that we should put in the offer. JB will email Joe at Digitimer.
- As part of the SLF stage 2 application, we have £20,000 funding secured for a project officer to help support the trust with this project. JB will draw up a job spec and LC is to advertise it on to Skye Jobs, WHFP, Hi Jobs, etc.
- MM noted that she had contacted Daniel Wood regarding any accounting implications that may occur for DCT. We may need a trading arm for when we start to rent out spaces at Gaeltec.

ACTIONS: MM to start the COF application

JB to contact Digitimer to place formal offer for building

LC to advertise project officer job

4 Playpark

- We are still waiting for a final quote from Diarmid at Kompan and Wicksteed, but hopefully it should be with us within the week. We have instructed the lawyers with regards to the peppercorn lease that was suggested by the HC. Once MM has made contact with a few folk with regards to the lease, she will get back in touch with the Community Regeneration Fund to let them know that we have fulfilled the caveats that were given to us. The next thing we should do is have a volunteer day at the site to spread grass seed and have a general tidy up of the area. PM asked whether or not the shape of the park would change much from the old shape. If we have to make sure that the site has established grass, but then there will be machines in landscaping, does this defeat the purpose of having the grass planted?
- MM noted that she had visited the site recently and saw no sign of any japanese knotweed.
- EJM said that there is a fundraiser taking place this weekend at the Hall, DMCC are kindly putting on a showing of a film and will have refreshments available. There is an online raffle currently open, with some fantastic prizes.
- EJM also noted that money that had been left in the old Rionnagan Beaga bank account (which has ceased to exist) has been transferred over to the playpark fundraising bank account. A letter has been written to the bank to say that the playpark group has merged with DCT and that all funds are to be transferred to DCT account. This letter just needs to be signed by members of the old playpark fundraising committee.

Actions: EJM to print out letter and hand in to bank

5 Minibus

- The minibus is now taxed, MOT'd and has its permit in place. MM has asked Ian Lamb if he will add an online minibus booking system onto the website. The quote for this, and

Dunvegan Community Trust SCIO (SC052078)

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some general tidying up of the website is approximately £500. Everyone was happy for this to go ahead. The minibus is currently at John MacLeod's house, in the village as he had been doing some pre MOT work to the minibus. John MacLeod has offered to let us keep the minibus there and undertake small jobs on the bus if he has time. LC suggested that we get a key safe to save people turning up at John's house at all sorts of times to pick up / drop off the key. KL suggested that she speak to someone from the Fire Station to see if a key safe could be put up somewhere on or around the fire station (where the minibus has been kept for the last number of years). If we are successful with the Gaeltec purchase, it makes sense that the minibus lives there.

- JB suggested that we may use the office@dunvegantrust.co.uk email address for the minibus booking system until Ian manages to add on the booking system to the website to save Tina Allan's personal contact details being available online.

Actions: KL to speak to someone at Fire Service re putting up a key box

MM to contact Ian Lamb to add booking system and tidy up to website

6 Cruachan / Orbost

- The consultation for Cruachan woodland is live. As of before the meeting, there had been 14 responses, 12 of them were positive and the other 2 were negative. The consultation is scheduled to end on Friday 26th April. MM mentioned that she was going to try and speak to someone at Radio Skye to see if they will run a piece on it, as well as WHFP. Alasdair MacLeod has been in touch with EJM and asked her for some information on this, and our other projects.
- MM is going to get back in touch with Community House Trust and get a housing needs survey up and running. All happy for this MM to go ahead with this. This was one thing that was suggested is a good idea to have done pre CAP, rather than in tandem with it.

7 Community Action Plan

- MM & KL have had lots of conversations on CAP recently. They had a good meeting with Planning Aid Scotland (PAS) last week, they offer free support to community groups and also have a social enterprise arm that can be commissioned to do some or all of the work on behalf of the community. They recently did Struan's CAP. MM has already contacted a number of groups to get quotes for drawing up our own CAP. MM suggested that it would be beneficial for a lot of the work to be undertaken locally and form a local steering group to help, with representatives from DCC, DPS, DCH and First Responders. Everyone was in agreement that we get a steering group set and go from there. KL works for the Highlands and Islands Climate Hub, and going forward if any of the CAP work has climate sustainability linked to it, then she may be able to undertake some more of her paid work with some of her trust work.

Actions: Look to set up a local CAP steering group

8 Newsletter

- KL will start to compile the next trust newsletter for distribution in May at some point. KL will also produce a digital copy of the newsletter that we can share online and forward to our members. If anyone has any items they wish to add to the newsletter, please forward them to KL. We can leave some newsletters in the minibus for any users to take.

9 Highlands & Islands Climate Hub Membership

- KL suggested that DCT become members of the Highlands & Islands Climate Hub. This will give us access to seed funding and a newsletter, and is free to join up. There is also

an interactive map of all initiatives across the country. It will also be easier for KL to put time into some of the projects if DCT is a member. All agreed to this.

Actions: KL to sign DCT up as members of HIGH

10 Wind Farm Developments

- The CARES application has been successful, to cover the legal cost of reviewing non binding ownership in the Ben Sca Windfarm. DCT are leading on that along with Struan and Edinbane. It is legal advice to review the document and to look at the suitable structures of community bodies that are entering into shared ownership agreements. We have engaged Harper MacLeod to do this. We are not seeking financial advice at this moment. MM has a zoom meeting on Wednesday 17th April for preliminary talks as it is a consented wind farm. MM has the agreement of intent which she will share with the trustees.
- MM received an email from Erin at Renantis the night before the meeting to say that they are hosting a contractors open day in Dunvegan Hall next week and wondered if anyone from the Trust would be going along. MM said she would pop in for a chat. JB will try to attend also.

Actions: MM to share round the agreement of intent

MM & JB to attend the Contractors Open day next week

11 Funding Applications

- We had received an email from Portree Youth Club looking for some funding towards the breakfast club at Portree High School. All in attendance approved in principle that we would fund this, but JB has asked LC to get back in touch and find out some more information. How long has the current funding lasted for, how many other community groups have been asked for funding (as it only seems fair to ask a broad range of groups across the island). LC also to send the link to the Skye Charities fund application form.
- JB has asked LC to get in touch with Donna Campbell with regards to her recent application for the Dunvegan & District Christmas Dinner fund. They have asked for £2k from DCT and a further £2k from Struan trust. The £2k from DCT would pay most of the invoice that they have been given by The Old School Restaurant for the event which took place in December 2023. JB wants to ask what the plans are for the next 12 months, will the £2k from both DCT & Struan be enough for them to cover the event this coming December. LC spoke to DC and she confirmed that with the grants asked for from DCT & Struan CT mean that the costs will be covered for the event that took place in December 23 and the upcoming one, due to take place in December 24.

Actions: LC to contact PBCT re breakfast club

LC to contact DC re christmas dinner fund

12 AOB

- SM noted that John Laing is back on the DCC. They are currently working on signage in passing places and recycling bins in the area.
- MM thinks that DCT should be registering an interest in the Police House/ Station. If this goes out to the public for sale, it would be good for DCT to have first refusal on whether we can buy it and use it as affordable housing in the area. EJM asked if the building had been condemned or not?
- MM suggested that we speak to HIE with regards to the farmhouse at Orbost Farm. This could be a sensitive issue as the house has been with the same tenant for such a long time, but not sure what the plans are going forward. IF HIE were to sell the house, it would make sense for us to register an interest.

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- Healthy Homes have been retrofitting homes in Skye & Lochalsh to help make them more eco friendly but Skye Climate action are currently at the end of what they can do and they are looking to pass this on to a community based group to carry forward. There is the possibility of BSCC taking the lead on this with other community groups helping out. MM was worried that this could lead to a new SCIO and potential overkill on the committee. KL has offered to get some information from them and see where we go from there.
- LC noted that after the last committee meeting that the payment granted to DCC was not paid and it would get paid immediately.
- JB noted that it was 6 months since the DO & AO posts started and that, as was in their contract, the job would be reviewed at 6 months. JB will be in touch with MM & LC to arrange this in May at some point.

Actions: JB to arrange 6 month review with DO & AO

The meeting was brought to a close at 8.35pm and JB thanked everyone for attending.

Next meeting : Tuesday 21st May, 7pm Dame Flora Lounge