



**DUNVEGAN
COMMUNITY
TRUST**

Committee Meeting Minutes: 11 November 2025

1 Welcome & Apologies:

Present: Jason Bold (JB), Sylvia Meyer (SY), Stuart Cullen (SC), Emma Jane Morrison (EJM), Bryony Anderson (BA), Mali MacLennan (MM)

Apologies: Katy Lawrence (KL)

JB to chair and welcomed everyone to the meeting.

2 Adoption of previous minutes: SY proposed, SC seconded

BA will upload minutes to the website

3 Conflicts of interest

- SY with DCC grant application, she will not discuss or vote

Actions:

4 Financial Update

- Year to 5 November 2025: income £485,812 (jump in income due to grants coming in for the Gaeltec Buildings purchase, which will be added to the fixed assets with park equipment), total outgoings £56,972 direct (grants, staff) plus £77,230 administrative (all other project and organisation expenditure). Operating surplus for this year to 5 Nov is £16,931.
- With the income where it stands, we have not yet crossed the income threshold for an audit. Due to the cost and work included in an audit, we will aim to remain below this threshold.

Actions: Check upcoming income and contact accountant - BA & MM

5 Statutory inspections

- Community Park - the fence has been fixed and looks good. It needs a coat of black paint but weather has not allowed this so far.
- Minibus - due for repair on 21 November but the garage are hoping to fix the handbrake before then.

Actions: Buy fence paint MM

6 Membership update

- Membership stands at 75% Full Members
- 1 Full Member and 1 Associate Member have joined since the last meeting.

- Associate Members joining to use the minibus on a one off basis will be asked if they are happy with their membership being temporary
- Look into whether every associate membership request has to be approved

Actions: Look into situation with associate memberships - MM & BA

7 Project Officer update

- Utilities at Gaeltec Buildings - water is moved onto a default tariff, savings are minimal with being on a contract, especially adding in a 50% exemption for the first year (income based on 2024 accounts), so will remain on default tariff. Electricity is currently with SSE, would use an energy broker to find new contracts, starting to speak with two brokers who work with charities/development trusts.
- Meeting with Rural Design planned for Friday 14 November to talk about Building Warrant, SC and BA to attend.
- Asbestos survey booked for 17 November, need an electrician to isolate power for works to go ahead
- Fire risk assessment going on during the same week, with the contractor coming in a touring caravan and staying on site throughout.
- Have made an application to CARES for solar panel installation which is under consideration.
- DTAS SCP application for revenue funding for the Project Officer role continuing for 3 years has been made. Further information on timings of decisions has been provided and that even with a positive decision there could be a delay to funds arriving due to Scottish Government budget timings.
- Secure funding is the remaining money from SLF, with just below £40K remaining. They are prioritising legal fees, architect fees, insurance and QS costs
- CRF application is now likely by end of January for the “make the Gaeltec Buildings watertight” project, investigation work could be funded by SLF so will request that.
- Tool library - a small number of tools have been donated, with some offers of more. We may not be able to open with the inventory so far, but will continue to work towards opening and spending the CLLD grant funding.
- Gaeltec Buildings open day was successful, with people visiting to look around and get a sense of the project, there was a lot of enthusiasm and interest, and acknowledgement of the scale of the work ahead. Interest from one member in a gym facility working group.
- Mobile book binding equipment is on loan from Atlas Arts from 21 November to 19 January and we will arrange drop in sessions
- Gaeltec Buildings pack to be created to offer information to funders about the project

Actions: Meeting with Rural Design - SC & BA

Develop Gaeltec Buildings information pack - BA

Support surveys and H&S work at Gaeltec Buildings - BA

8 Development Officer update

- Bankline is set up, and MM trying to add more users to propose and approve payments. Insignis application is in and going through an approval process.
- SCVO membership is due which is £270 a year but includes lots of online training resources and there is a lot of support and a funding finder which are very useful.
- SLCVO fraud awareness training was useful and will likely lead to a policy being developed
- Website is showing issues, we have support from a volunteer but it is starting to be a lot of work. MM has contacted several potential companies but will look to more places if the

Trustees are supportive in principle of getting quotes. Trustees agreed this would be beneficial.

- AGM is the next meeting on 17 January, the Trustees agreed to host it at the Gaeltec Buildings. We would have an afternoon event prior to the meeting, with information on what's going on with the various projects. The day could also be a celebration of community ownership, inviting people into the buildings, some photo opportunities, information about the timeline of development and the CAP to discuss the future.
- OSCR has approved the additional purpose and we need to let them know what changes are made after the AGM. We also need to send notification of the changes to SLF officers
- Employment - we have a draft contract of employment from STEP HR, we need to review the job descriptions and advertise the roles. The Woodland Officer role is part funded by SLF until March.
- Orbest conveyancing - HIE have not yet advised who their solicitors are yet. MM has spoken with Communities Housing Trust and has a brief for the Architect tender. CHT have offered to act as development manager for £5K and MM looking into whether to accept this or if DCT can do this work
- JB spoke about a meeting in Thurso, CHT and HIE were there and also an independent person who would be good for us to contact, JB to find out contact details
- MM to meet Orbest Community Trust next week
- Sporting rights for Orbest woodland have been sold to the same person who has the rights for the Glendale Estate.
- CAP is almost ready to go. DCT has received a quote to develop the CAP into a Local Place Plan, which is an official planning document which will be useful especially in the next Scottish Land Reform legislation as large land owners would have to take LPPs into account when planning the future of their holdings. Trustees decided to complete the CAP and look to the LPP middle of next year, unless a particular deadline comes up.
- MM confirmed the new minibus quote, before ordering. It's a 16 seater, drivable on a normal car licence, there is a warranty, white with our logo and that of Struan Community Trust, MM to check if Highland Council needs to go on. Lead in time is about 3 weeks and it needs to be picked up from Falkirk.
- Discussed the moving on of the current minibus, and will look at opening it up to offers.
- Trustees approved the purchase of 2 strings of solar fairy lights for the Community Park.

Actions: Get website renewal quotes - MM

Notify SLF of proposed Constitution changes - MM & BA

Review job descriptions & advertise - ALL

Find contact details of independent housing expert - JB

Complete purchase of new minibus - MM

9 AGM - event and succession planning

- See earlier discussion on the event
- Katy has been speaking to some people interested in joining the committee, and has been offering information about the Trust. Trustees will continue to keep in touch about this by email prior to the AGM.

Actions:

10 Funding applications

- Educational Grant - this person has had 3 years funding at £1000 per year, and was invited to apply for her final year as well. The application is for £2086, however Educational Grants are usually £1000, and believe this will be the expectation of the applicant as well. Trustees agreed to offer the applicant £1000. Trustees discussed developing a clearer

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policy for Educational Grants, looking again at the application form and perhaps with a cap within a single year so there are always funds available for project applications. Agreed to add this to the agenda for the next meeting.

- Large Grant application from Dunvegan Fire Service for a Defibrillator - Trustees agreed this was a great position within the village for a Defib and to offer the £1800 applied for.
- Large Grant application from Dunvegan Community Hall for sports hall roofing and lighting, with a request for £16,600. They have some match funding from Isle of Skye Renewables Co-op for the lighting (£4455) and will contribute £1000 from Hall funds, however they were not successful getting additional funds from Nadara (local windfarm operators). DCT has supported the Hall with significant funds in the past few years, but evidence from the CAP has shown that the community is very supportive of investment in the Hall. The works are not likely to start until spring 2026, so perhaps providing funds closer to the point at which they are invoiced is more sensible. Trustees discussed whether further sources of funding had been explored, however this could only really be actioned by the Hall Committee, and will be something to follow up with future, potentially larger, projects, with support offered by DCT.
- Large Grant application from DCC for Christmas lighting in Dunvegan, for 15-20 lights to be renewed/refurbed to the value of £1500. Trustees discussed and were supportive of the application to make the village more festive.

Actions: Contact applicants with decisions - BA

11 DCC update

- Kaly Kelp have put in a planning application for development in Loch Bracadale.
- Follow up regarding parking at the Lochside units, where it has been noted that people using the community park are using the Church car park so not blocking spaces

12 AOB

- No update on the football pitch, but a stakeholder meeting is scheduled tomorrow 12 Nov
- SY attended the Nadara conference and found it interesting
 - Nadara had said they couldn't use the existing platforms for new turbines as they were nearing 15yo, these could be used as stands for the cranes erecting the new turbines.
 - Community Benefit funds around Scotland were discussed, the scale of the funding received by Dunvegan is very small compared to other communities
 - Presentation regarding electrical refurbishment happening through ILM Highland which would be an interesting partnership with the tool library/Gaeltec Buildings
- Potential to add a page to the DCT website to signpost community to different useful services and information

Actions:

Date of Next meeting: 17 January 2026

Meeting closed at 8.45pm