

249th Meeting of the Board of Trustees of Sleat Community Trust

On: Monday 26th of January

In: Board Room & via [Teams](#)

MINUTES

1. Attendance:
 - a. Ruud van Ruitenbeek RvR (SCTCL Chair), Duncan MacInnes DMI, Andy Williamson AW (Chair for this meeting), Garry Noakes GN (SRL), Paddy McKay PM, Myrielle Macleod MML (Admin, via Teams), John MacDonald JMD
 - b. Sophia Lockley joining as member of public
 - c. Apologies: Eilidh Grant EG, Gillian Munro GM (SMO), Donald MacDonald DMD (SCT Chair)
 - d. The board is quorate.

2. Items for AOB:
 - a.) A. Zajac Suggestion
 - b.) Tormore and TMG
 - c.) Plot C
 - d.) AGM debrief
 - e.) Young Person Representative

3. Declarations of interest:
 - a. AW, DMI Sleat Community Council
 - b. MML, DMI for Shop
 - c. PM for Hydro

4. Minutes of the last meeting, matters arising:
 - a. Proposed: JMD, Seconded DMI
 - b. See action items below
The board also wanted to note that there was an email from CDLT implying that land had been offered to the Trust and that SCT had not responded. However, SCT had never received any sort of formal offer from CDLT.

5. Finance (AS):

AS circulated the latest Cashflow Report ahead of the meeting but is now no longer Finance Director for SCT.

It was noted by the board that the Bank Status for SCT remains Amber and that the bank balance is floating above the reserve. There have been higher expenses than income during the last months and the problem has been recognized that there needs to be some revenue generation.

There is also the issue of replacing Ade Stoke's role as Finance Director which needs to be done as soon as possible. The Board wanted to minute their thanks to Ade for his help on reporting and bringing the Finances up to date. Whoever is taking over should receive a handover from Ade for the Finance Spreadsheet.

The money owed from SRL to the Trust is still in the spreadsheet and will continue to be shown until the next year's forecast has been done. However, it was agreed that the SCT and SRL board need to look at monies owed and agree on a way forward in regard to WOC.

6. SRL (Renewables): General update

GN updated the board.

There was a meeting held which was not quorate and at which neither GN nor MML were.

Ade had sent out an email following the meeting which confirms that a UK Forest Certification is required for any felling and this is compulsory. Before this SRL was considering withdrawing from this scheme. There is now the need for a meeting to be held over this.

7. SCTCL (Trading): General update

RvR updated the board on the recent developments in Trading.

It has been a reasonable month for the Shop. The bank balance has gone up which includes the claim from the Insurance for a power cut. Another claim is still outstanding. The money paid for the claim covers Stock, lost income/profit and extra staff hours. This will likely bring up the premium at the next insurance review.

The Christmas Sales without Fuel were up a lot but this is difficult to judge against last year due to having the Power cut just before Christmas in 2024.

There have been lots of issues with the phone lines and thanks to PM these are back on and sorted. The old numbers have also been retained. The Shop and Office have now been moved to a digital phoneline.

It was agreed to take out a Contract with Grahams Pest Control as there have been evidence of mice in the foyer and loft. This will cost £150 per quarter.

8. Strategy, governance and management (AW):

There was no strategy to be discussed this meeting.

9. IT Matters (PM):

PM is still working on the transfer from Dropbox to SharePoint. This is not an urgent task.

The router in the Office and Shop still needs to be changed and the 4G back up installed. This cannot be done until the Shop is closed as it means the network will be offline.

10. AOB:

a.) A. Zajac Suggestion

After the AGM a suggestion was sent in about buying the pub and using it as a public space and turning rooms into flats for rental income. The board decided that this is a lovely idea but there would be no funding available for this. MML to email Anne back about decision.

b.) Tormore and TMG: DMI

The Tormore Management Group Formation was discussed at the AGM and there has already been help offered for this by John Weir. All agreed that this needs to be moved ahead now.

DMI agreed to write a brief 1-2 pager about the Group and how to coordinate what they will be doing. This will be discussed at the next SCT meeting. DMI will also include a list of names of possible people to join the group.

DMI then asked about a regular Hydro Funding for Tormore. There are things in the Forest that need to be funded such as new professional signage and notice boards. DMI to write a list of things that need funding in Forest and submit to Board.

c.) Plot C: JMD

JMD has been in touch with the agent who was used before to draw up the plans, and the planning permission was submitted to the Highland Council. Originally the Council was happy to take the application without the Rural Housing Burden attached but this has now changed. The Planning Officer in Dingwall wants more evidence that the Plot has been marketed before and is reluctant to remove the affordable housing conditions.

However, there may be a way of getting around this by donating money to the Highland Council's affordable housing scheme.

JMD will speak to the Planning Officer to find out more about the specific queries.

It was suggested that this should be discussed with a local councillor as the Plot has been for sale since 2019 and there has been interest from different people but building on the plot has not been affordable. There is also now no lender that will give a mortgage to a build with the Rural Housing Burden attached.

DMI will check old Newsletters for Adverts of the Plot.

d.) AGM debrief

All agreed that the AGM went well. It was quorate and the presentations were good.

The Accounts were not shown on the screen nor given in print however they were available online on the Trust's Website and a link to this was provided with the AGM invitations.

The board wanted to thank Andy Cumming for his presentation and MML will email him to say thanks.

AW noticed that a Thanks to Jo Stokes and the Community Café was not given at the AGM. This is the official note of this Thanks.

The Audio on Zoom was heard okay but the camera was not always in the right place.

It was discussed that the AGM next year could take place in Tarskavaig. Overall, it was agreed that hosting in An Crùbh was preferable to TDC in SMO.

The catering on the day was also well received. For the next AGM, it was suggested that some more photos and maps could be displayed.

As the talks were more focused on the last year and not the financial year, this made it more interesting for everyone.

AW mentioned that the Constitution of the Board needs reviewing before the next AGM for example the dates for re-election, proxy votes etc. AW is happy to look into this. It was pointed out that this is only possible to be changed at the next AGM though.

The board expressed their Thanks to PM for his great help with the AGM, especially the technical site on the day.

The Formation of a Development Subgroup was discussed at the AGM. AW reported back that the DTAS Funding was not received due to the fact that the submitted projects were too early and therefore high risk. A small group needs to be formed, and people need to be involved with this to get more funding proposals and project ideas going.

Overall, the AGM was a good success with some lessons learned for the next time. All agreed to keep the AGM in January as this makes it easier with the Accounts.

e.) Young Person Representative

Sophia Lockley joined the Board at this meeting to get an idea of Meetings and what the board does. She was very interested and is happy to join the board as a

young person representative and is keen to help out with the Newsletters. PM will set up her email to receive Trust Communication.

AW nominated Sophia formally as co-opted member of the Board and DMI seconded this. All present agreed with the appointment.

MML to put details of nomination on Companies House.

PM to add all future meetings to the SCT Calendar.

The meeting concluded at 19:00 pm and the next meeting is on Monday, 23rd of February in the Boardroom.

ACTION ITEMS

	ACTION POINT	RESPONSIBLE	OUTCOME
1	Speak to VOLTSHARE to transition white charger over to them	MML	In process
2	Identify CDLT land outwith sales and register interest	JMD	In process
3	Go ahead with amending or getting new Shop sign and show to Trust, get SCT Offices Sign	RvR, PM	In process
5	Contact SSE about funding for Generator	RvR	In process
6	Find Replacement for Finance Director	SCT Board	
7	SRL and SCT to discuss how to go forward with WOC and money owed	SRL and SCT Board	
8	SRL Meeting about Woodland Certification	SRL Board	
9	Email Anne Z. about Suggestion	MML	Done 28/01/2026
10	Write TMG Proposal for Board	DMI	
11	Put TMG as item on Agenda for next SCT Meeting	MML	Done 28/01/2026
12	Present proposal for Hydro Fund for Tormore projects & ongoing work, to be signed off by SCT board	DMI	
13	Speak to Planning Officer about other queries	JMD	
14	Check old Newsletters for adverts for Plot C	DMI	
15	Email Andy Cumming and thank for AGM Presentation	MML	Done 28/01/2026
16	Look at changing SCT Constitution	AW	
17	Add Sophia's email to Trust Communication	PM	
18	Add Sophia to Companies House	MML	Done
19	Add recurring SCT meeting to Calendar	PM	