

## 210<sup>th</sup> MINUTES OF BOARD OF TRUSTEES

### of SLEAT COMMUNITY TRUST (SCT)

Monday, 28<sup>th</sup> of November 2022

18.00, Boardroom and Zoom

**ATTENDANCE:** Martin MacGillivray (MM) (Chair), Eilidh Grant (EG) (Trustee), Mike Shucksmith (MS) (Business Development Officer), Sarah Hess (SH) Administrator, Roddy Murray (RM) (Trustee), Polly MacInnes (PM) (Vice Chair), John Duncan MacInnes (JDM) (Trustee), Ruaraidh Morrison (RMN), Chris Pendlebury (CP) (SRL Chair), Andrea Nollent (AN) (Trustee)

**Apologies:** Gordon Matheson (GM) (Asst Business Development Officer), Ade Stokes (AS) (EAG advisor), Garry Noakes (GN), Flora MacLean (FM) (Trustee), Ruud van Ruitenbeek (RR) (SCTCL Chair), Dòmhnall Angaidh MacLennan (DAM) (Trustee),

**Visitors;** Katherine Barrington, Simon Larson

1. **DECLARATIONS OF INTEREST:** RM & MM, declared an ongoing interest in the Hydro scheme.

2. **MINUTES OF THE LAST MEETING:**

The 209th meeting minutes were proposed by PM seconded by JD, approved by the board.

3. **MATTERS ARISING:**

Chris Pendlebury has taken over the chair of SRL, after the resignation of Garry Noakes. A thank you to Garry for his commitment and hard work over the past year. Garry has expressed an interest to remain on the SRL board.

AGM went well and approx. 50 people attended.

Friday 2<sup>nd</sup> Dec - deadline for the newsletter – any articles email to Duncan on [duncan@cali.co.uk](mailto:duncan@cali.co.uk)

Lunch club – MM has been in contact with the old organisation and a link to health and wellbeing funding - looking at relaunch in January 2023. Once it's organised we hand over to someone else to run.

Website meeting with Paddy McKay 29/11/22 @ 14.30 – **Action SH**

4. **FINANCE**

Cash Flow Observations:

SCT received 2 grants, one for the EV and the other was the ICF for salaries

SRL Log length sales are up, but delivery is still a problem

SRL has received £56 in donations at the forest gate

SCTCL sales are down £12,000

SCTCL received a £1,125 fuel relief rebate

Donations to the families raised through Just Giving are all now settled. There is some money left to pull down from the Just Giving web account which closes at the end of Nov. An excel spreadsheet listing all the payments received and paid are listed and balanced, see MS for more information.

SCTCL salaries are the same level as last month, but higher than in August  
SCTCL supplier costs are down £13k  
SCTCL net inflow is down £1,700, last month it was £9,700

#### Liabilities

SRL VAT liability of approx. £50-54,000  
Electricity liability £15-£36,000  
Eleanor's holiday pay £2,000, paid 25/11/2022.

#### **Energy Billing:**

Once the correct smart meter has been installed, allowing for us to see what each area of the building is using. we will monitor usage for 3 months to see our actual electricity demands on the day and night tariffs. At present we are looking at going onto a 50/50 day/night tariff. SSE will then back date the amount we owe based on our past estimate readings and then work out a payment plan. Anything over 12 months will be written off as we have never had a reading done. The amount owing is between £15K - £36K

A plan on electric usage for each area needs to be done, so it can be monitored and controlled accordingly. **Action RR & MS**

At present we are paying 20% VAT but as a trust we can go down to 5% VAT, but that is the offices only. **GM & MS** to keep the boards updated accordingly.

**EV charging** – until recently we have been able to charge the EV at other sites without being charged, this has now been changed since we had the energy review, the Highland Council at present are giving us £500 per month. What we need to do is monitor the electric usage to ensure that it is enough to cover the monthly electric invoice. **Action MS**

The lease for the EV has been extended for another 2 years from April 2023. As we have moved to date 233 people around the local area, I have asked if we can have an upgrade giving us a longer distance driving range.

We are asking for a rapid charger to be put in from the Highland Council as we have 3 phase, we also have a funding application in with The Energy Saving Trust in case the Highland Council, reject the application.

#### **5. SMO: Kilbeg Housing update by Domhnall Angaidh**

As regards the college's joint project to establish a new campervan facilities site at Kilbeg with our appointed contractor James MacQueen Construction (JMQ), the opportunity for the work of Supervising Architect and Contract Manager is currently out to tender to Rural Design, Wittets and Dualchas in that the college was obliged to seek 3 competitive quotes under its public procurement policy. The deadline for responses to be received is Friday 2 December.

The ongoing chore of the college's work with Scottish Water to formally adopt the waste water treatment plant at Kilbeg continues with the septic tanks emptying being the final piece of their formal adoptions jigsaw. Monday 12 December has today been confirmed as the date for the tank emptying work to take place so that the legal paperwork to confirm the formal adoption by Scottish Water may then finally be concluded and the work of JMQ can recommence on the Kilbeg site, both as regards the phase 2 of new housing and the creation of the campervan facilities site.

## 6. SCTCL (Trading)

Moving forward more detailed trading reports will be required, as the next few months are going to be quite tight re cashflow and expenses.

Adding to that the electric bill will be increasing dramatically.

## 7. SRL (Renewables)

Average woodchip moisture content for the pool is 21.4% - this is due to the older and drier woodchip being bagged for them.

Average woodchip moisture content for SMO is 28.00%, this is from the newly chipped wood done last week.

For this month the pool has ordered 12 bags of chip and SMO 11 trailers loads.

5,000 trees need to be planted by April 2023. We can obtain funding for £7,500 to help towards the planting. One issue is the actual supply of trees PM has found two suppliers that can help. Looking at a more biodegradable tree protection casing. It will be an additional cost that SRL may need to cover. **Action PM**

Need an uptake on the deer cull as there are still too many deer in the forest PM to talk to Alistair and also to see whether we might be able to provide Venison to the shop.

**Social Development** PM is doing about 10 sessions with Lara Hinde from WHC and outdoor education students. Tree planting, trail walking, orienteering etc. CP outlined how he intended to develop the wayfaring activity for young people and visitors. Ice creams from the shop were mentioned! Orienteering would need to be close to the footpaths due to the danger of rough brash. There will also be a team working activity creating a path across a bog. It was noted that patterns of standing water had changed following the extensive peatland restoration activity. PM commented that it was important for the students to understand the commercial aspects of land management - land is not just a playground.

DM's Volontourism was complimented as a really successful project and more weeks are to be arranged.

The board would like to thank PM & CP for their time and commitment to the ongoing projects within Tormore Forest. It is appreciated.

GM said the shed can only be used 50% because there was no concrete protection on the walls. He has submitted a bid for support to get more space to move chip around to dry it out better. KYLE Pool consumption is up due to the better quality (drier) chip. Some chip is still being supplied without reference to our office - we need to know when orders go out. Now that people are up at the shed nearly every day it is much easier to keep an eye on stock. The backlog of deliveries has been sorted with use of a contractor from Invergarry who was on the island anyway. Realistically Andrew Shone can only manage a couple of deliveries a week due to his other commitments. We need our own tractor with a pool of drivers to use with our log forwarder which will solve the delivery problems. The council have told us our EOI has been successful, but it will need to be reduced. They also require a measure, unspecified, of matched funding. GM has approached the Robertson Trust, but the timeline is longer. Easiest way is to trim off the shed element. If we get a

tractor it may be possible to get rid of the forklift. All the wood at the top of the hill is now ours for about £22 a ton, purchased by the Trust. This is great news following protected negotiations. Also PM has been folding bags to keep ahead of chip demand.

The Mans Shed project has had a very positive start, with being held every Monday. At the moment splitting of the wood is the main activity of the day, which helps with getting the bags ready for delivery. Gordon explained about the Association of Sleat Woodcutters where a few adults come along to drink lots of tea and process wood. The Diabetic Nursing Team is aware of it and think that increased activity, particularly among men is very important. Five different adults have been involved so far.

**8. EAG Update** - EAG meeting attendance has been challenging in recent months leading to two meetings being cancelled and others attended by fewer than ideal. The Group needs to consider whether attendance can be improved or explore other options to remain viable. As a last resort the Group's advisory role may need to be brought into the SCT and / or SRL Boards.

**9. Presentation by Simon Larson**

Simon is a local photographer who is launching his new project. – 'Faces of Sleat'

As photography is an important part of our lives and captures a moment in time. 'Faces of Sleat' will be documentary project where people can come into the boardroom and have their photograph taken and also fill in a small questionnaire on their life history. Another angle is taking pictures of the many people around the area, that have 2 jobs and how different they can be. There will also be a focus on the range of ages within the community.

A list of dates will be advertised in the WHFP along in the SCT newsletter, promoting the photographic sessions in the boardroom.

At the end of the photographic sessions a book will be published.

The photo shoot will all be on film. Simon will be funding the paper, film and his time.

Simon has also produced a book documenting the life of the temporary shop that was set up during Covid times – it's called 'The Armadale Store Book', copies are available @ £10.00 each.

**10. Unsold Plot Sale**

We are looking at taking advice from the Council and Housing Association.

We have been trying to sell for a few years, but with the current market there have been too many obstacles for potential buyers. Another option is to sell on the open market. This would give the trust extra money for community projects, but would be unpopular

Another option is approach the Housing Association to buy and build affordable housing or for SCT to do a fundraising and build or the council to buy and build. **MM to keep board updated**

**11. AOB**

- Strategy Business Plan feedback – Moving forward a long-term strategic planning and ideas day was proposed it would be a training/away day, organised by an outside facilitator. DTAS do offer their support. **MS to follow up**

- Overview of all our financial commitments over the next 12 months needs to be done for reviewing by each board and copies given to the accountant. (Reviewed and reforecast every 3 months by each board).
- Annual budgets need to be started as from 01/04/23 for each board – giving us an opportunity to review our performance and how we can improve against our initial predictions. **AN to assist with MS**
- A review of new upcoming polices needs to be done as from Jan 2023 – **Action AN**
- For the next meeting a list of sponsor requests to be done ie Tracksuits for the Sleat Primary School/ Transport to the swimming sessions. **Action SH CBS funding**
- The website needs a review, **Action SH**
- The profits from Hydro approx. £3.500 will be spent within the community before March (CBS funding)

Meeting closed at 19.15. **Next Meeting Monday 12 December 2022 @18.00** boardroom and zoom available.