

MCDC BOARD MEETING Thursday 7<sup>th</sup> September 2023 AGENDA AND PAPERS for reading.

The Hub 7.00 Not in Pubic and no staff

*Present – By Zoom Amy Stammers (Chair), Jennie Robertson, Nick Tordoff, Henriette Laidlaw, Bob Jones, Sue Layton, with Jane Stuart Smith joining by zoom after Amy had started the meeting (from what I can ascertain from the recording)*

If PO better she will join at 7.30 pm

Agenda

1. Apologies

*Kenny McLaughlin*

2. Minutes of previous meeting (10<sup>th</sup> August 2023 were approved *Nick proposed, Jennie seconded*

*Jennie re housing confirming 4 x 2 bed, 4 x 4 bed, 1 accessible 2 beds, 1 accessible 1 bed*

3. Declarations of interest

*None*

4. Matters arising

*Update of PO from JSS – first three weeks expired on Monday, PO went to Dr again and was given another three weeks sickness leave. She wants to come back, so a managed return when she does. Cause of stress grievance against one director, investigated by NT and upheld. An apology has been given and accepted. Other cause breakdown of trust between PO and some directors. JSS sought advice from Burness Paul suggestion that any communication with PO is directed through Chair, PO to provide a monthly report for questions and clarification by the Board (happened pre Covid. Directors have responsibility to be polite.*

*Company Secretary role discussed, needs to be discussed with Lilia. Possibility of EQ taking the role on, probably at a cost of £2,000 pa.*

*Role of PO discussed, her areas of expertise and responsibilities, concentrate on housing*

5. Projects update

·a) Hydro – Verbal update

*Monthly report of website. July wet, good news. Completed the pinging and annual service which has been signed off and sent to the lenders. BJ sourced oil for generators through*

*one of his suppliers. Colin Thwaite appt high voltage authorised person, job bought inhouse within the community.*

·b) Housing – verbal update

*Application has been submitted for the ten dwellings at Drimnin Road end. Budget of £2.6m +VAT upwards which needs sourcing. £315,000 for 4 bed house, £873,000 for 3 x 3 bed houses, just over a £1m for 4 x 2 bed houses, £200,000 for the 2 bed accessible flat, £146,000 for the single flat. Professional fees of £230,000. Costings include the ground work. Extra of £68,000 for power supply, landscaping etc. If complete funding isn't raised initially, the project can go ahead on a phased basis. £250m announced by Scottish Govt for new affordable housing 10% being allocated to remote rural locations and islands.*

· c) Marina –

Lochaline Harbour Report August 2023

August. has seen a slow down in the number of visitors since the schools went back.

Pontoons. all good this month been chasing up KMASS marine up regarding a quote for the winter they recommended was done in there report earlier in the year.

Harbour office. The hot water saga goes on. Fortieth have now been out 4 times to replace various parts but have not manage to fix the pump. They have now decided that the pump should be condemn as both Dankanin and they cannot identify the fault. They are going to quote for a replacement as ours is now no longer made. Meanwhile the parts are ordered for the emersion heater and hopefully this will be fitted next week. We will add the pump to our fire insurance claim as it looks like the power surge has caused the pump to fail.

Electrical certification. Ivan has carried out the work on both the harbour and the pontoons. The full report is in the Harbour office, but I got him to do a separate summary. See separate report. I think these needs some though as not all the work is required and some will be covered under our insurance claim. Would be happy to chat with any member of the board that has any electrical experience to establish what work I can do and what work needs and electrician as some are just changing a bulb?

Staff. Archie will be leaving us for university on the first week in September. I have thanked him on our behalf and wish him all the success in his studies. Bradley will be due to finish at the end of September.

Fire insurance claim is ongoing. I should have a spreadsheet will all the Quotes finished in the next week.

Rib. Tubes now repaired and engine starting but still needs a good service before use.

Electric car. Booked service for 16<sup>th</sup> September. Need to replace webcam as it has got damaged. We require it as part of our insurance.

Truck. Puncture on way to Barr no point in fixing it as tyres need replacing anyway. Waiting for quotes for 4 new tyres, going to upgrade then to all terrain for the forestry roads.

Electric bikes. We have 4 bikes returned as the summer season ends. We lost 2 in the fire and that leaves 9 still out with the community. Please pass anyone to me that has expressed and interest in hiring one.

Heath Gairns  
Harbour Master

## 6. Cabinet reshuffle. Recruitment of directors to MCTC update

*JSS/AS sounded prospective candidates who have expressed an interest in joining the MCTC Board – Emily Rossier, Jayne Kennedy, David Mealand are to be appointed to the MCTC Board by the MCDC Board if they wish to join.*

*Thoughts on moving directors around to their best skill sets. Needs to be addressed after the AGM when the new board has been formed.*

## 7. Village maintenance

*Re Kevin Laurie's email – MCDC cannot fund things that are the responsibility of statutory organisations? MCC take on maintenance outwith the Council's responsibilities. A more sustained solution for general village maintenance is needed – is there the possibility for a job? Bradley is paid at the moment, with funds from MCC. Henriette will take it back to MCC and revisit at the next meeting. Jane to respond to Kevin's letter.*

## 8. Volunteers Initiative and NHS staff having use of electric car.

*Nature Restoration Fund have decided they will not fund a volunteer platform for volunteer groups across the region. Isla has been researching if there was other funding available.*

*NHS staff having access to the car – Teresa Bolton leading on that but not yet in a position to explain what they were asking for. They will come back with more details. Jane to ask Heath to liaise with Teresa.*

*AS to present to the Board the research that was done re the App.*

## 9. Chair/vice chair position

*AS NT JR retiring, JSS stepping down as chair at the AGM. Leave the decision to be made at the subsequent meeting after the AGM.*

## 10. Upcoming events and MCDC representation.

*Governance training day FW 7<sup>th</sup> October – HL volunteered to go and perhaps a new MCTC director*

*LDO Housing event 27<sup>th</sup> September – JR JSS volunteered to go and report back*

## 11. AOB

*Dropbox not easy to navigate, try to make it more user friendly.*

*Andrew Raven Trust and James Hutton Institute – suggest a booklet to entice people to come and live and work in the area (JR)*

## 12. Date of next meeting.

*12<sup>th</sup> October 2023, The Hub*

### **Papers for September 7 MCDC Board Meeting in public AGENDA ITEMS**

**The following papers are put together to assist the Directors in decision making. Related documents can be found on drop box.**

2. Draft minutes circulated by email 14.8.23
5. c) Harbour Master report and supporting docs. Email 1.9.23
6. See email from JSS 13.8.23 – verbal update on conversations with potential new directors, and views of MCTC directors.
7. Email from Kevin Laurie.

Dear Community Councillors and MCDC Directors,

If at all possible, would like the subject of this email if time permits to be discussed at both the next MCC and MCDC meetings.

Today, 23<sup>rd</sup> August, a community effort of 13 people cut the scrub, grass and cleared the steps and pavements of growth at the hill in lower Torr-na-Faire. The clippings and scrub were removed from the area and disposed of. This community effort was organised by myself and Emily Rosier. Not all of the volunteers lived in Torr-na-Faire or indeed the village, however all were residents of Morvern.

This was publicised on the Lochaline Facebook page, and as you may have seen there was a huge positive response to the efforts of all involved. The hard work has been done here, and it should now be much easier to maintain. I will personally see that it is cut again before the growing season is out at no cost to the community.

There seems to be a clear demand from locals that the village is maintained in a neat and tidy condition, and unfortunately the extent of the Village maintenance programme do not reach far enough.

While I am aware that currently solely MCC take to do with the Village Maintenance programme and source funding, I would like to explore the possibility and ultimately appetite from MDC that this could be taken on by the development company? Could some of the revenue from MorVolts be utilised for this on an ongoing annual basis, possibly by employing someone to do this? I feel there needs to be a long term strategy and possibly a cross agency consensus of working together on this. £10-20k would make a massive difference in the condition of the village, then ongoing funds to maintain areas previously cleared.

While I am not fully aware of MDC's charter, I believe, that this could and should be part of it - especially now with a relatively stable revenue stream. If the MDC directors and Community Councillors are onboard, could a community poll be put out to residents to gain an accurate community view on this?

I am open and willing to discuss with any MCC Councillor or MDC Director on this, and happy to get fully involved as this is a topic and situation that I feel needs addressed.

Kind Regards,

Kevin Laurie

8. Verbal update.

9. Expressions of interest for the Chair and VC role post AGM.

10. Who else would like to attend the training day in Fortwilliam on October 7<sup>th</sup>. Also there is a LDO housing event – email from Ian Philip , [Head of Strengthening Communities – Lochaber, Skye & Wester Ross Area Team](#)

‘Given the level of interest in housing matters, we are devoting the afternoon session to this issue and have invited representatives of Lochalsh and Skye Housing Association, Lochaber Housing Association, Communities Housing Trust and Rural Housing Scotland. The housing associations are looking to work collaboratively with CHT and community organisations to deliver more housing in our smaller rural communities and we hope this session will be very useful.

We look forward to seeing as many of you there as possible. If you haven't let me know you are attending, please do so in order that I can plan for lunch etc.

Many thanks.

LDO event – 27 September

- Introduction
- Round table introductions including past and present project experience

Morning

- A focus on income generation to reduce reliance on external funders

- Net Zero – considering carbon issues during project development. Presentation by Keith Masson tbc

Afternoon

- Housing discussion involving LSHA, LHA, CHT and Rural Housing Scotland. Discussion will focus on working together with communities to deliver affordable housing in rural areas'

Note:- The above was produced by AS and circulated to the Board before the meeting, anything in Italics transcribed by SL from recording JSS made 20/01/24

#### APPROVAL

At the MCDC board meeting dated 6<sup>th</sup> August 2024 the above minutes were presented to the board.

The minutes were approved by the board having been proposed by Henriette Laidlaw and seconded by Sue Layton (who were board members during the meetings of both the 7<sup>th</sup> July 2023 and the 6<sup>th</sup> August 2024).

SIGNED



A Robertson (Chair)

DATED 22-08-2024

Note By Angus Robertson – Chair of MCDC 22-08-2024

For a variety of reasonable reasons these minutes were not properly written up at the time and presented to the board for approval. Following the AGM in January 2024 the new board recognised this problem and resolved to transcribe written minutes from recordings of the meeting, which we had.

This work was not completed until the summer of 2024 when the transcribed minutes were presented to the board on the 6<sup>th</sup> August.