



DRAFT MINUTES OF THE MEETING OF THE STRATHERRICK AND FOYERS COMMUNITY TRUST HELD AT STRATHERRICK PUBLIC HALL, GORTHLECK AT 7.00pm ON WEDNESDAY, 7 JUNE 2017

Present	Peter Faye, Zoe Iliffe, Sharon Ferguson, Ken Sinclair, Hugh Nicol, Garry Page, Stewart MacPherson, Frank Ellam
Chair	Zoe Iliffe
In Attendance	Steven Watson (Project Co-ordinator), Laura Walker-Knowles (Administrator)
Apologies	Julie Murphy

Declarations of interest

Frank Ellam **declared an interest** in the South Loch Ness Heritage Group Grant Application

1. INTRODUCTION

The Chair welcomed everyone to the meeting.

The Chair advised that Gordon McAndie had decided to step down as Liaison Director and had resigned from the Board with effect on 3 June 2017. The Community Council is therefore now looking for a new nomination. If Directors are aware of anyone who is interested, they should contact Catriona Fraser.

ACTION: Instruct Company Secretary to remove Gordon from Directors' Register at Companies House. LWK

The 12 turbine Wind Farm Development at Aberarder has been approved on appeal. Frank confirmed that RES' website stated proposals for community benefit. The benefit is to be shared between Stratherrick & Foyers, Strathnairn and Strathdearn communities. Frank advised that his initial estimate that each community would share would be around £24,000.

Zoe and Steven had also recently attended an SSE event at Pitlochry. It was an interesting discussion-based event with development/project officers and several Trusts in attendance. Zoe has notes if anyone would like to see them.

Action by

2 MINUTES – 3 MAY 2017

Hugh Nicol **proposed** and Ken Sinclair **seconded** and the Minutes of the Board meeting held on 3 May 2017 were thereafter **AGREED** as a correct record and **APPROVED** and signed by the Chair.

Matters Arising

Zoe confirmed that she had written to Foyers Primary School in relation to the minibus trips and Directors' concerns about use by Aldourie School. Head Teacher Louise Robertson fully understood the situation and will ensure future grant applications make clear reference to other funding.

3. GRANT APPLICATIONS

GROUPS

(a) South Loch Ness Heritage

Purpose of grant: Restoration and improvement costs of the Stratherrick War Memorial

Amount applied for: £2,380

The Board **APPROVED** the Grant of **£2,388** on the following conditions:

- (1) Public acknowledgement of SFCT funding;
- (2) An article being provided for the Stratherrick and Foyers News; and
- (3) Repayment of any unused monies.

It was also suggested that a plaque with an acknowledgement of the funding be erected. The Assessor confirmed the Heritage Group proposed to submit another application, later in the year, for some form of ground level board listing the names on the monument (for those who are unable to climb) and a plaque could be considered at that stage.

Fund: Dunmaglass.

(b) Knockie Trust

Purpose of grant: Annual administrative costs

Amount applied for: £1,002

The Board **APPROVED** the Grant of **£1,002** on the following conditions:

- (1) Knockie Trust acknowledge the award of the grant;
and
- (2) Knockie Trust being more visible in the community.

It was suggested that a page (or regular articles) should be provided in the next Stratherrick and Foyers Community Trust News.

The Project Co-ordinator indicated that the Knockie Trust had also expressed an interest in taking some investment advice from the Trust, which Directors confirmed they were happy to provide. Knockie may also be interested in working closer with the Trust. Directors again were happy to discuss a way forward with Knockie.

Fund: Glendoe.

ACTIONS:

Contact Knockie Trust re Article

Contact Knockie re closer working relationship

SW
ZI

(c) **Stratherrick & Foyers Community Council**

Purpose of grant: Contribution toward the running costs of the public toilets at Foyers

Amount applied for: £2,586.44

The Board noted that an amount of £120 + 6% late payment penalty had been included in the grant request. The Board considered that this should not be met by Trust funds, which the SFCC had already accepted.

The Board also noted that the accounts submitted with the application related to the year ending March 2016. Directors discussed whether the grant should be withheld until receipt of the March 2017 accounts but this was considered unnecessary.

The Board **APPROVED** the Grant of **£2,459.24** for a with the following conditions:

- (1) a notice acknowledging the funding from the Trust be erected at the public toilets;
- (2) SFCC provide copies of water rate invoices for 2016/17;
- (3) any unspent grant is repaid in October 2017.

Fund: Corriegarth.

ACTION: The Project Co-ordinator to arrange a notice acknowledging the Trust funding at the public toilets. SW

(d) **Feis Gleann Albainn**

Purpose of grant: Transport for students attending the Feis in Fort Augustus

Amount applied for: £750 or £650 (dependent upon uptake)

The Board noted the Assessing Directors' recommendation that rather than transport costs being awarded to the Group (as it was considered that the amount quoted was unreasonably high), the Trust should instead contribute the cost of £60 entrance fee for any child from Stratherrick and Foyers.

The Board **APPROVED** the Grant of **£720.00** to provide entrance for an estimated 12 children on the following conditions:

- (1) the grant is used for entrance fees only (£60 per child);
- (2) recognition of the funding on publicity material;
- (3) confirmation of the number of children attending and any monies returned based on the number of attendees.

Fund: Glendoe.

STUDENTS

(e) **Isobel Slater**

Purpose of grant: Books and transport costs

Amount applied for: £500

The Board **APPROVED** the Grant in the sum of **£500**.

Fund: Aberchalder.

(f) **Rhiannon Alexander**

Purpose of grant: Transport costs

Amount applied for: £500

It was noted that the supporting documentation with the grant application was an invitation to interview rather than

confirmation of a placement. The Chair confirmed that she had contacted Rhiannon's grandmother who had confirmed that she had been offered a place on the course.

The Board **APPROVED** the Grant of **£500** subject to receipt of written confirmation of placement on the course.

Fund: Aberchalder

ENERGY SAVING

(g) **Colin Adamson**

Purpose of grant: Installation of double glazing

Amount applied for: £269.42

The Board **APPROVED** the Grant of **£269.42**.

Fund: Glendoe.

4. FINANCE

(a) Frank Ellam updated the Board with month end figures. Trust funds earned interest of £222.52 during May 2017 and the cash balance at 31 May 2017 is £685,588.06.

(b) Book-keeping invoice for May 2017 £98.00

(c) Administrator expenses for May 2017 - £160.12

(d) Project Co-ordinator expenses for May 2017 - £145.48

(e) A9 Invoice for Payroll Charges - £48.00

(f) Clark Thomson invoice for Insurance - £484.20

(g) Director's expenses – Sharon Ferguson - £54.40

The Board **APPROVED** payment of the expenses and invoices referred to in (b) – (g) above. Directors noted that the invoice from Clark Thomson was substantially lower than last year and Directors **AGREED** that confirmation that the invoice from Clark Thomson related to the same level of insurance as last year should be sought prior to payment.

ACTION: Check all required insurances still being provided in Clark Thomson renewal schedule PJJ

5. APPRENTICESHIP TEAM UPDATE

No update to report.

The Team are encouraging Cromarty Firth Wireless Networks to advertise for an apprentice and there will be an item for the next edition of the News to help generate interest.

Directors to encourage qualifying businesses to consider taking an apprenticeship. The apprentice must be from the area but the business does not have to be.

6. PROJECT CO-ORDINATOR'S UPDATE

Steven ran through his report, highlighting difficulties in ensuring grant applications are fully completed, incorporating an open and fair tender process for works that may be related to Applications. Steven is getting on top of the Trust's marketing and suggests that any work groups are proposing to be funded by a Trust grant, could be notified on the Trust's website, thus ensuring potential contract work is known to local trades people.

Drafts of one or two proposed new application forms for existing schemes, including guidelines, have been condensed to one page and include new mandatory boxes for completion ready for the Grants Team to review.

Steven requested feedback on the draft biographies so they can go up on the website.

Steven thanked the Trust and the Administrator for their continued support.

Steven was pleased to note that the school trip to see dolphins was successful with Keslar the dolphin being spotted.

Actions:

Grants Team still to meet to review grants process

Directors to check and confirm biographies to SW.

*SF/FE/SW&LWK
All*

7. AOCB

(a) Broadband

It was **AGREED** that broadband would be a regular agenda item until further notice.

Sharon gave an update on the recent work by Cromarty Firth Wireless Networks. The Comms Box is in the hall is connected and operational and the first signal receiver/transmitter in place. CFWN will be returning to the area at the end of this week to put in the next receiver.

Connected Loch Ness gave a presentation to the Community Council at the last meeting. They were planning to charge the same rates that BT charge for their Infinity service, with a caveat that future charges would reflect/track any increases in BT charges. It was not established exactly which of the variable BT Infinity prices would be the

determinant. CFWN have stated a fixed price of £30.00 per month Both companies would utilise the Government Grant Scheme to subsidise initial equipment installation costs.

Once CFWN has defined who can receive the signal (locations) the Trust can then approach interested residents.

Steven reported that there is a page in the News about the Broadband scheme which is going to print on Friday. The News is now available on the website.

It was also noted that the open day for the public should be organised in the coming months, although it was felt that this should be undertaken sooner rather than later.

Action: Draft a form ready to go to those interested in the CFWN BB when we get to that position.

SW

Obtain timescale from CFWN.

SF

(b) **Knockie Estate**

Stewart advised that Knockie Estate had recently been sold with new residents from 1 June.

(c) **Foyers Bay Team**

Peter reminded the Board that at its meeting in November 2017, the Board had approved the Foyers Bay Team approaching a professional Structural Engineer to design a slipway. It was suggested at that time that the fee would be around £2,500 including VAT. This approval had been provisional upon resolving any outstanding issues with local fishermen. Given that issues with the fishermen were now resolved, the Team wished to confirm the Board's support for the appointment of the Engineer. Following the above resolution, the Heads of Terms have now been agreed and are with the Directorate at SSE to sign off.

The Board **CONFIRMED** the Team could now go ahead.

Action: Foyers Bay Project Team to instruct the selected engineer.

Bay Team

(d) **Units at Lower Foyers**

At the last Board meeting Boleskine Community Care had given a presentation and the Board had agreed to investigate the possible acquisition by the Trust of the units and the surrounding land. The acting Director (PJF)

advised that he had done some preliminary investigation and had entered into discussions with SSE and HIE.

HIE (or their predecessors) had originally taken a forty year Ground Lease from Scottish and Southern Electricity Generating (SSEG) (or their predecessors) and had subsequently constructed Units 1 and 2 on the land. The Ground Lease has only six years to run until expiry. The Nursery will be vacating Unit 1 shortly. The Unit (1) has not as yet been marketed as a consequence of discussions between BCC and HIE over a potential letting/acquisition.

SFCT have agreed an acceptable value with HIE to persuade them to assign/transfer their interest in the units.. However, with only six years of the tenancy under the Ground Lease remaining, this is too short a time to provide BCC with the security they need to achieve their objectives.

Therefore, SFCT has also been in negotiation with (SSEG) around whether SSEG would contemplate (1) a sale and transfer of the Title of the property, (2) the renunciation of the HIE lease and thereafter the grant of a new long lease to SFCT, or (3) agreeing to an assignation and variation of the existing HIE Lease, in order to increase term of the lease by a significant number of years..

Peter advised that SSE are currently endeavouring to achieve a £150M company-wide savings and are therefore considering the disposal of assets not operationally beneficial to them. There are differing opinions within SSE as to the potential benefits of either outright disposal for capital sums, or retention and the creation of income streams. It is felt that each parcel of land in the SSE portfolio will offer differing results and benefits. SFCT continue to explore and discuss all options with SSEG for the Lower Foyers land.

Frank Ellam highlighted concerns over the potential Dilapidations burdens under the terms of the occupational and ground leases of the units. This was clarified by the acting Director who outlined the risks of acquiring HIE's existing Lease in isolation ie. In 6 years SSE could insist that the building is demolished and the site reinstated. As was highlighted earlier, it was agreed that if an assignation of the current HIE Lease were to be contemplated, a significant extension of the Term would be essential.

The acting Director confirmed BCC were being regularly updated and were aware of the current status of negotiations through meetings and correspondence with their Chair. Both parties felt this was an adequate and efficient method of communication. Directors confirmed

they were happy for the acting Director to continue his negotiations and to report back to the Board.

(e) Land at Riverside Field

The Chair advised that HRI Architects have been previously advised that they had been successful, but we had delayed formally instructing them until a decision on the Investing in Ideas application had been received. It was confirmed that due to a massive over-subscription to the Fund, the Trust's application had been rejected. The Chair therefore sought approval from the Board to proceed with the project, with SFCT bearing the architect's costs in full. Directors **AGREED** to proceed. It was also noted that future grant funding could still be applied for once the Master Plan had been produced.

A request was made for the access into the field to be made a priority in the process.

The Chair asked for opinion on the inclusion of a tourist information centre and public conveniences in the project. This did not receive the support of the Board.

Actions:

*Riverside Team to meet.
Contact HRI.*

*ZI/JM/GP/HN
SW*

(f) Grants Review

The Grants Team to meet before next Board meeting and review the re-formatted grant documentation.

Action: Confirm meeting time and attendees.

SF

(g) Grants Assessor

The Chair raised the question of the Board employing a grants assessor. The Board discussed options. It was proposed that the Directors should continue assessing group grants with assistance from the Project Co-ordinator and Administrator, but that individual grant assessments and processing for Students Grants, Sporting Grants and Energy Saving Grants could be undertaken by the Administrator/Project Co-ordinator, subject to final Board approval. The Administrator and Project Co-ordinator confirmed they were happy to take on the additional responsibility if the grants remained at the level and volume currently received.

Action: Discuss options for Administrator and Project Co-ordinator undertaking student, sporting and energy saving grant assessments at their respective appraisals.

ZI/LWK/SW

(h) Car Scheme - Pre-School Pupils

The Trust had been approached about possible assistance with transport of children to the Nursery once it has moved from Lower Foyers to Stratherrick Primary School. The Board discussed the situation in depth and felt that, if such a scheme were proposed, it would be unfair to offer this just to one or two families. Any scheme would have to be available for the whole community. The Project Co-ordinator had provided some initial funding details and it was noted that a community-wide scheme would be extremely expensive and would provide only minimal community benefit, as it was felt that there would only be one or possibly two families that would benefit. It was also noted that there were neighbouring families to those who had transport difficulties and, with a little co-ordination and parental co-operation, it may be possible for all children to transfer to the Nursery.

It was also noted that there is no Statutory obligation to provide nursery education for children, and this is why there is no Local Authority funding for transport (unlike Primary School where it is a legal requirement and transport has to be provided under specific circumstances).

The Board therefore felt that this was not something the Trust should be involved with at this time.

(i) Apologies for the Next Meeting

Hugh Nicol, Stewart Macpherson and Garry Page all gave apologies for the next meeting. It was noted that provided there were five directors present, the Board would be quorate.

12. DATE OF NEXT MEETING

Wednesday, 5 July 2017, venue to be confirmed.

The Meeting closed at 10 p.m.

Signed by Chair (ZI) _____

Date _____

