



MINUTES OF THE MEETING OF THE STRATHERRICK AND FOYERS COMMUNITY TRUST HELD AT STRATHERRICK PUBLIC HALL, GORTHLECK AT 7.00pm ON WEDNESDAY, 4 APRIL 2018

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

Declarations of interest No declarations of interest

1. INTRODUCTION

The Chair welcomed everyone to the meeting.

The Chair advised the Board that he will be meeting with Councillor Margaret Davidson in relation to housing needs on South Loch Ness along with Catriona Fraser and a representative from the Housing Department. The Board asked if any Directors had any ideas and/or suggestions in relation to affordable housing / sheltered housing / family housing to let him know.

The Project Co-ordinator and Administrator will put together a short report/presentation of what the Trust needs to do to implement the new GDPR for the next Trust Board Meeting.

2. MINUTES – 7 MARCH 2018

Frank Ellam **PROPOSED** and Jim Cameron **SECONDED** and the Minutes of the Board meeting held on 7 March 2018 were thereafter **AGREED** as a correct record and **APPROVED** and signed by the Chair.

MATTERS ARISING

Lower Foyers Unit

Missives remain unsigned however the Missives are now agreed subject to obtaining consent to the assignation from SSE.

No funds will be transferred to SFCT solicitors until the date of completion.

Action by

Knockie Trust

There has been a meeting between the Trust, Iain Bateman (Chair) and Alistair Colquhoun (Treasurer), to discuss the draft Agreement and process for the Knockie Trust hardship grant scheme. The Knockie Trust remain positive and have a Trustees meeting on 10 April to discuss a trial period, possibly a year and the level of funding they would like from the Trust. A proposed Agreement should be ready for the next Trust Board Meeting.

Noticeboards Maintenance.

A tender and specification has been drawn up and has been issued on the website with the closing date of 24 April. Further information will be available for the next Board meeting.

Projector and Screen

PCO is awaiting a response to a request for a lower specification system.

Riverside Field Update

The Trust have not received a response from HRI Architects to the letter sent in March. HRI have been in touch with Fairhurst to explain their fee and they will revert after. PCO has spoken with Andrew Bruce asking for hard copy documents which are yet to be received.

PCO spoke with Highland Council Planning in relation to a possible change of use.

The Chair reminded the Board of the Clawback Clause and the fact that it could be activated as a consequence of an implementation of a change of planning use. The Board discussed the likelihood or possibility of an increase in value if the Planning Use changed and decided that it was an unnecessary step at the moment given that the Trust do not know exactly what uses may yet be implemented for the land.

Highland Council Planning have advised that the type of entrance the Trust were contemplating is normally associated with a housing development or a sports centre build and it is unusual to see a planning application solely for an entrance. The Board noted that under the Highways Act further consents are needed to install an access.

The Board **AGREED** not to make any application for a change of Planning Use at present.

BROADBAND

The Broadband Team supplied a written report stating that a leaflet drop had occurred in the Inverfarigaig area to assure residents that the Trust would eventually endeavour to provide coverage in that area. This was following some misrepresentation by an alternative contractor. CFWN have come across this issue

before and would be happy to share a letter for the Trust to forward to the alternative contractor, making it plain they should be very clear in stating they were not associated in any way with SFCT.

Boleskine Community Care Grant

A letter was drafted and sent to the Chair of BCC advising that the next instalment of £10,000 was to be paid over.

Foyers Bay Scrub and Tree Clearance

This is unlikely to happen for another month.

PCO has noticed some resurfacing of tarmac on SSE's road.

New Members

Membership Certificates have been sent out to Jane and Adam Mason.

3. GRANT APPLICATIONS

GROUP

(a) Foyers Primary School

Purpose of Grant: Outdoor Activity Week at Loch Insh.

Amount Requested: £489

The Board **APPROVED** the Grant in the sum of **£489.00**.

Fund: Glendoe

(b) Stratherrick and Foyers Wellbeing Group

Purpose of Grant: Local community yoga, mindfulness, singing and other community activities falling under the category of wellbeing.

Some activities encompassed by this group have been running at the Village Hall for some time now and they would like to formalise arrangements and expand the activities offered. The Board noted that classes were popular, with many people from the area attending. Suggestions for additional activities include singing classes and yoga (day and evening). As it is a newly established group the Trust would like to support them by awarding 50% of the grant to cover the first six months, with an assessment to see what the uptake of classes were and, subject to satisfactory

attendance, that the further 50% be paid thereafter. The PCO welcomed the newly constituted group.

Amount Applied For: £4,150

The Board **APPROVED** the Grant in the sum of **£4,150**, withholding £2,000 pending a six-monthly report.

Fund: Dunmaglass

(c) First Stratherrick Guides Unit

Purpose of Grant: Trip to Edinburgh on Train, open bus sightseeing tour, trip to Scottish Parliament and dinner before return.

Amount Applied For: £562.63

The Board **APPROVED** the Grant in the sum of **£562.63**

Fund: Glendoe

Action: Contact Kate Forbes MSP for availability to meet with the children at the Parliament. P J F

ENERGY SAVING

(d) Maurice McDonald and Lesley Morrison

Purpose of Grant: Solar Panels on Roof.

Amount Applied For: £500

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

Fund: Green Highland Allt Luaidhe

The Board discussed the prerequisite of having to have certain Energy Saving grants approved before expenditure could occur. The example of an unexpected breakdown or failure of a boiler or stove, where replacement was urgent, was cited. The Board decided to raise the matter at the meeting with SSE in relation to any discussions about broadening any current restrictions on funding.

MEDICAL ADAPTATIONS GRANT / LOAN

(e) Medical Adaptations Grant / Loan

Purpose of Grant: Contribution to adaptations to property.

Amount Applied For: £23,277.18 (Total cost £45,277.18)

The Board discussed, if this application was approved whether to award the sum as a grant or loan. It was felt more appropriate to offer a loan in these circumstances to afford some protection to the Trust, given the magnitude of the funds under consideration. The proposal was an interest free unsecured loan, repayable within a period of ten years in certain specific circumstances.

The amount repayable would be reduced by 10% each year over ten years. The Board noted ten year reducing repayment period Highland Council practice.

The Board considered any potential increase in the value of the property following the adaptations and noted there would be no meaningful increase, as the adaptations and equipment are extremely specialised.

The Directors discussed the recovery of the full amount of the loan in the event of a sale of the property at any time in the future. The Board felt that a ten year reducing balance recovery mechanism was preferable.

The Board noted that Knockie Trust had approved £2,000 towards the costs of the adaptations. The Board acknowledged that SFCT would be third ranking creditor if there was a sale of the property in the next ten years following the Mortgage Company, and the Highland Council.

The Board **APPROVED** a medical adaptation assistance grant as an unsecured, personal, interest free loan in the sum of **£23,277.18** reducing at 10% per annum subject to repayment of any outstanding loan, should there be any qualifying or defined sale or disposal of the property, subject to the agreement of Greencoat UK Wind.

Fund: Greencoat UK Wind

Action: confirm the award of the medical adaptations loan with the applicant, clearly stating that the proposed loan is dependent on the proposal passing Greencoat's money-laundering check. PCO

4. FINANCE

The Finance Director updated the figures in the recent report. Total bank interest deposited was £236.73 at the end of the month. Interest rates have been increasing and the sum in the bank is higher than usual. The closing balance was £657,155.93 that includes the £70,000 from Scottish Canals / Highland Council.

The Board then considered the following invoices and expenses.

- (a) Book-keeping invoice (FE) for March 2018 £133.00
- (b) Administrator Expenses (LWK) for March 2018 £246.33
- (c) Administrator Timesheet (LWK) for March 2018 x 4 hours overtime
- (d) Project Co-ordinator Expenses (SW) for March 2018 £201.23
- (e) Invoices
 - (i) Ord Storage, February 2018 £1.87
 - (ii) Fraser Signs, March 2018 £100.80
 - (iii) A4 Design and Print, £899.00

The Board **APPROVED** the payment of (a) – (e) (i) – (iii) above.

5. EVENT/PR TEAM UPDATE

No update.

6. BROADBAND TEAM UPDATE

The Board noted that the Broadband team had arranged for flyers to be distributed around the Inverfarigaig area to clarify the Trust's position. CFWN has an additional employee and it is hoped this will help push the project forward.

The Board noted that some Broadband grant applicants had been rejected by BDUK grants and CFWN are assisting with appeals.

7. COMMUNICATIONS TEAM UPDATE

The Board noted that the news had been distributed today. It was unfortunate that as a consequence of delays on the part of HIE it had been necessary to place a sticker on the front cover stating that conclusion had been delayed.

8. FUNDERS/BENEFIT UPDATE

See any other business.

9. LIAISON DIRECTOR UPDATE

The Liaison Director ran through his report. The Community Council meeting was on 27 March. The SFCC presentation to Your Cash Your Choice was successful in securing £1,500 toward the running of the toilets.

The SFCC AGM will be held in May.

SFCC were represented at a meeting with SSE on 28 March. The meeting was positive, and the propriety of the Trust was praised. However, it was stated that there was opinion that Trust procedures appeared too rigorous with micromanagement of applications, with SSE recommending a more relaxed approach.

The Board noted that the Stratherrick Primary School Parent Association application was unsuccessful at the Your Cash Your Choice Awards. The PCO suggested alternative sources of funding and will post information on the SFCT website.

10. PROJECT CO-ORDINATOR'S UPDATE

In light of the delay of concluding the Missives for the units at Lower Foyers, the front page of the online news has been amended. The paper edition out today has the stickers attached to the front along with the information advising readers of the delay plus a GDPR update letter. There is no progress on the summer event.

11. AOCB

(a) Green Highland Renewables

Green Highland Renewables has been acquired by Simec Energy, who suggest they are going to build six hydro schemes and upgrade six existing hydro sites. There is a clause in the Agreement between the Trust and GHR that in the event of a sale of the company, GHR could pay the Trust a lump sum rather than continue the agreement.

SSE Meeting

The Meeting with SSE is schedule for 17 April and all will be attending.

Governance of Funds

The Chair noted to the Board a recent news article where a large NHS Trust is now the subject of an enquiry and likely management change as a consequence of mis-spending charity funds, using them retrospectively and of generally poor governance. This was felt to be salutary and an example of how important it is for SFCT to maintain high standards and consistency.

Complaint

A complaint has allegedly been received by SSE concerning the Trust's assessment of a large group grant application. The Board noted that the Trust had not directly received any complaint. SSE advised the Trust that the accusations included the Trust being obstructive, restrictive, slow and of having other negative ways of working. The Board noted that the Trust's grant process was created in full agreement with SSE procedures. The Board are not aware of any delays with any grant applications as a consequence of SFCT procedures.

The Board discussed that in the first instance, the complainant should have returned to the Trust with any concerns. SSE would like to convene a meeting with the aggrieved party, the Trust and the Community Council, but until the Trust is aware of the specific

complaints made by the aggrieved party, they do not feel it appropriate.

Membership Applications

The Board noted the new applications from Mike Cormack and Margaret Cormack.

Action: Send Membership Certificates.

LWK

12. DATE OF NEXT MEETING

Wednesday, 2 May 2018 Stratherrick Public Hall, Gorthleck.

The Meeting closed at 10.10 p.m.

Signed by Chair (PJF) _____

Date _____