

## Great Bernera Community Development Trust Meeting

### Minutes of Meeting Monday 25<sup>th</sup> April 2022 (Meeting via zoom)

**Present:** Anne Ryan, Callum Macaulay, Rhiannon Teather, Tony Spinks, Nat Higginbottom, John Porteous

**Apologies:-** Tom Macdonald, Joanna George, Norma Macleod

**Previous minutes** – Minutes of previous meeting were approved by Rhiannon, seconded by Callum.

**Buyout** – Further to the meeting with Alasdair Allan MSP, he has sent a strong letter to the Minister, requesting a parliamentary motion to amend the buyout legislation. He also suggested a Teams meeting with Cyran and Patrick. Rhiannon agreed to approach Maggie Mackay to attend.

The Articles need to be amended, but there is no approved template, and the Land Unit have not provided one. It seems this is the reason S.G. have claimed the Trust is not eligible for Part 3.

There has been no response from Dave Thomson to Anne's request (2 months ago) for a meeting.

**Housing** – Joanna has been in touch with Mary Ann Graham, who has been looking at the Glebe site. She thinks we need to get additional value into our offer, to raise the Church's interest. Meeting arranged for this Wednesday with Anne, Jo, Rhiannon & Mary Ann, to discuss strategy, and decide on the number of houses – probably 6. Callum favours doing drainage and services for serviced sites for locals on self-build plots.

**Hatchery** – Nat has spoken to the Land Fund adviser, Liz Howard. The application is a 2 stage process:-

- Stage 1 - fees and scoping (land valuation, structural survey and business plan).

Once we have quotes, we can submit the Stage 1 application.

- Stage 2 - is the actual acquisition of the land, building, and any structural work.

Deadlines for approval meetings are:- Stage 1 – 23<sup>rd</sup> May; Stage 2 – 14<sup>th</sup> November, with a decision in March 23.

We already have one valuation. John will arrange two more quotes, three quotes for a structural survey, and will look into what is needed for a business plan.

It was confirmed that the shop and house came back on the market, and was quickly sold. So the opportunity is gone.

**E-bikes** – Nat reported that the funding is in place, and the bikes and shed can now be purchased. Callum has secured a power provider for the marina and associated buildings. He noted a container could be bought for less than £5K, and delivered to the pier. It would provide more space than needed for the bikes, and could be divided into two functions.

Nat noted that Embark, behind the golf course, are keen to give us assistance; Como have micro-grants of £2.5K, to help with booking costs. A bike grant is also available from Energy Savings Trust – Nat has ordered an application form.

**Pontoons** – John reported that the pontoons are complete, and insurance is in place, power to be connected in June. Callum has booked in a Marine Scotland vessel for a month. He noted we need some equipment – radios, lifejackets, waterproofs, the controller for the navigation light, payment zettl etc. He also suggested containers at the site for rent.

John confirmed that a contract is in place for the facilities building, work starting at the end of May. To be able to afford the cost, the solar panels, underfloor heating and painting/decoration had to be taken out of the contract.

**Bosta** – Work still to be finished at the toilets includes the septic tank and filter media, which had to wait on the opening of the bridge; also reed beds and a long outfall. Anne noted that BCC are discontented with progress, and asked for a timescale to completion. Callum noted that materials prices have gone up since last April's quote, and extra costs need to be covered. Murdanie will do the digger work, the septic tank and piping will be brought in as needed. Callum expected the work to be completed by the end of May.

**Staff Update** – Nat reported there will be hosting costs for the website. He proposed Bluehost for the server - £70 per year for 3 years, GBCDT will pay it direct. Jo reported that the welcome pack is now all done and loaded onto the website – everyone to check it out and feedback to Nat. We can join the Outer Hebrides website for £100.

**AGM** – Some work needs to be done before the AGM, and it was agreed to postpone the date till 15<sup>th</sup> September, allowing plenty of notice.

**AOCB** – None

**Next meeting** – Monday 16<sup>th</sup> May 2022.