

Assynt Development Trust Limited

Minutes Board Meeting Thursday 25th November 2021, 5.00 – 7.00pm	
Present: Willie Jack, Marianne Hutchison, Nigel Goldie, Boyd Alexander In Attendance: Adam Pellant, Ewen McLachlan, Bob Bazley (first half hour) Apologies: None Conflicts of interest: None	Action
1. Minutes of Board meeting of 29th September 2021 With regard to point 3c; BA was not present during the Board meeting prior to the AGM, but he was present when this point was discussed and agreed upon. The minutes of 29 th of September 2021 will be adjusted accordingly and are approved.	Agreed
2. Matters arising (not addressed elsewhere on the agenda) <ul style="list-style-type: none"> ▪ Bob Bazley introduces himself, due to other commitments he attends the meeting for the first half hour. ▪ The proposal for Bob Bazley to join the Board of Directors of the ADT is agreed. WJ will All for having Bob in the Board. WJ will take care of the paperwork that has to be done. 	Agreed WJ
3. Finance & Business a) Finance Reports for January to October 2021 The ADT has a reserve account; this account is mentioned on the profit and loss overview. At this moment the balance on this account is about £36,000. This includes money received from grants and funds which has not yet been spend. The ADT has the intention is to have at least £10,000 as a reserve. AB mentions that he is very pleased with the work that EdJ is doing to provide a good overview of the finances of the ADT.	Noted
b) Draft Budget for 2022 attached There are not a lot of changes in the budget for 2022. There is no explanation about Cludgie, EBikes and supporting community fund. These projects were in the past and are done. There is a question about the fact that the inflation will have effect on the ADT. How can we prepare for this? WJ will talk about this with EdJ and will make a reserve for this. The budget for governance will be increased. These costs consist of minutes making, travel expenses. NG mentions that board members are allowed to claim some costs like travel expenses.	WJ
c) Assynt Resilience Group <ul style="list-style-type: none"> ▪ Community Recovery Fund 2 The second 30% tranche (£15,095) of the £50,316 grant has been received. £20,270 was paid out by ADT from the first tranche of £15,095. There is £9,920 left to distribute. 	Noted
d) HIE monthly reports and financial claims Report from Adam and Ewen to HIE for September and October 2021. that goes to HIE every month. The procedure at the HIE is changed. In addition to the report, they also want a bank statement.	Noted

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Martin Thomson is no longer ADT's project officer at HIE. There is no replacement yet.

e) The Mission

Duncan and Clarke Hutchison have cleared the gutters and downpipes around the building. They are planning to change the kissing gate by the Café. The gate is not working properly. It is too heavy to work on the automatic closer.

Noted

f) The Loo at the Light

ADT and ACT (Assynt's Crofters Trust) have discussed the future ownership and management of the Loo at the Light. The Loo was handed over to the ACT on the 1st July 2021. This means that the ADT will no longer be responsible for the Loo at the Light. The ADT board agreed to this.

Agreed

There was an agreement with the previous owner of the teashop about the revenue of the loo and the parking overnight fee for campervans, 50% went to the ACT, 25% for the owner of the teashop and 25% went to charity. The teashop will be taken over by a new owner, which means they can take over the responsibility for the Loo in cooperation with the ACT under the abovementioned conditions. The ACT has told the ADT in a letter of 22nd of October 2021 that they agree to take on the loo, but not the conditions.

g) North West Regenerate: Endangered Landscapes Programme

The Expression of Interest has been accepted which will lead to a full application being submitted by 18th February 2022.

This scheme concerns a US\$5M fund. We are down to the last 18 Europe wide. The ADT will let Lizzie ... know that the ADT would like to be a part of draw up the final application.

WJ will contact Lizzie ... about this and ask her what the next phase will be, if it is a private funded body and what will be the conditions of getting that fund.

On the 18th of February there will be more information about this programme.

WJ/NG

4. Development

a) Assynt Glebe, Lochinver

- A claim was made to the Rural Housing Fund (RHF) for reimbursement of the Caintech invoice recently paid. A meeting of the Assynt Glebe Steering Group is planned for Monday 29th November 2021.

Ian Evans and Gwen Richards have carried out a botanical survey of the Glebe to add to the Invertebrate survey carried out in August. After the surveys that are carried out there are no showstoppers found.

.... has mentioned that they aim for a more traditional approach of the development of the Assynt Glebe like design, consult, planning, warrant etc. All the things necessary prior to the actual building. They mentioned that there is a scheme for that. WJ hopes to get this in writing before the meeting of 29th November 2021.

Noted

b) Cludgie Motorhome Waste Project

- Most of the carpark is done. There is a delay concerning the tarmac. There were some problems with the contractor. Scottish Water Stream will make an official claim for the sewer contract. At some point a contact payment system should be installed so users can pay directly to empty the toilets.

AP has made some drawings for redesigning the tank. He will be sending the drawings to the ADT. The suggestion from the Leisure centre is to put the tank behind the toilet unit. The could be more costly than to over up the tank. In week 48 there will be an Assynt Leisure

AP

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meeting where the drawings can be discussed and talk about what would be the best option. AP will send the drawings to the ADT.

c) Crown Estate Scotland/CES Partnership Fund

- A draft CES Partnership Fund Application has been produced with a view to submitting an Expression of Interest by the 10th of December 2021. AP mentions that there is meeting with Tony Asher on the 2nd of December 2021.
The idea is to combine the proposals of storage of yachts and a building with toilets, showers and laundry facilities in one single application.

Noted

d) Achmelvich Car Park and Toilet Project

- RTIF rejected ADT's grant application, ADT is working on the recommendations with regards to resolving these issues before a 2022 application is made. These issues are:
 - ✓ EV charging points – SSEN have been contacted
 - ✓ Clarity with SW & and SEPA on the status of the septic tank – a Pre-development enquiry has been made.
 - ✓ Clarity on management of the site between HC & ADT – waiting for more information on 1&2.
 - ✓ Clarity on drainage of the car park – possibility of trial pits during winter 21/22 car park maintenance.
 - ✓ Consideration of having a campervan waste site on the car park – explaining that there is already a waste site for campervans in Lochinver.
- The cost for the Feasibility Study was £11,620.20 and we received/offered the following, which leaves ADT to cover the balance of £2,500.00.
 - ✓ RTIF Grant: £2,982.32
 - ✓ Highland Council: £4,637.88
 - ✓ Assynt Community Council: £1,500.00
- Planning consent for the project has been obtained from HC planners.
- The questions are getting more detailed now we are going further on in the application. EM, AP and WJ will look at these more detailed questions. Also, we have to look at the things what we can do now and what we can do later with regard to the funding we might receive.

WJ, EM,
AP

e) Stoer School

- On 22nd of November there was a meeting between HC and CHT. He had a talk with John McCarthy, head of Housing Development. Through his wife he has an Assynt connection.
A feasibility study will be carried out on the best destination for the Stoer School. A tender was sent out to 4 architects. The Community Housing Trust did the scoring and Iain Livesley Architect won the tender. On the 2nd of December at 11.00AM he will be at the Stoer School to have a look. WJ has seen the tender submission and Iain Livesley Architect came up with 3 possibilities. WJ has invited someone from the community council and Claire Belshaw. If someone from the ADT wants to join, please feel free to join.

Noted

f) Inchnadamph Lodge

- John Snyder of Lochinver Larder made an offer on the Lodge which Chris Rix has accepted and which is now going through legals. The community bid has therefore lapsed although John has established a community liaison group to direct future management of the Lodge.

Noted

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From the community of Lochinver there were some questions about the building work on the Lochinver Larder. John Snyder did not started that because of the building work and all the extra costs of building, shortage of material and increase of the prices for building material.

g) NW2045/RLUP

- HC have accepted ADT's Expression of Interest to host the RLU97 project officer role and HC have now paid the grant in full. ADT has bought further office equipment to support the role. Interviews were held on 19th November 2021. There were 7 applicants on the second round. There has been chosen for Rachel Skin. She is very passionate about this project and has the right knowledge for this job. She works on a freelance contract basis. She will start with building a framework for this project with a strong network.

Noted

5. Culag Park Update

- The grass has been cut for the final time this year and the grass looks great. Thanks to Clarke and Duncan Hutchison.
- Andy Summers approached ADT with a suggestion for a wildflower meadow at the area behind the goals at the Culag River end. He will put up a plan for this. The ADT will check with all the users involved if this would work.
- The ADT does not own the fully extend of the park. It ends where the trees are, this used to be the road. The Vestey's could not sell this because they did not own it. WJ asked Cora Erwin about a non-dominal title. A non-dominal title can be removed after 10 years and then the land will be owned by the community.

Noted

6. Discover Assynt

a) Update EM

The tourist season has ended; this is not good for the visitors on facebook and internet. But there is a lot of engagement from the community and other community tourist groups.

b) The Adapt & Thrive

A £16,000.00 grant remains unspent but there are plans to launch the new North x North West website in the new year.

Maybe we can get funds for a drone, it can be used to make new footage of Assynt. The price of a professional drone is somewhere between £8,000.00 and £10,000.00.

c) Discover Assynt website

Jane Pretzel has added links to the walks in Assynt which are listed on the Walk Highlands website and WJ has asked Dougie Cunningham to fill in the gaps.

d) Assynt & Coigach Walking Guide

The CALL funded book (author: Dougie Cunningham) has now been published and is available locally.

Noted

7. AOB

- BA: The GeoPark app is under development. The scripts need a more contemporary note.
- EM: In Lochinver there is croft with a very old house on it. It looks abandoned. It could be a potential ared for housing (3 or 4 houses). The owners of the land are Ian and Allen McLeod. The ADT could check with the owners what they want to do with the land.

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8. Proposed date of next meeting:
Thursday 27th January 2022 4.00PM

Agreed