

DEVELOPMENT COLL

Minutes of the Meeting of Directors held on Wednesday, 18th September 2013 at An Cridhe

Present: Louis Romeo (Meeting Chair)
Nic Smith, Seonaid Maclean-Bristol, Juliette Summers (via Skype)
Ellie Sandercock (Minute Taker)

Three members of the public in attendance

At the meeting items from the Agenda were dealt with in the following order:

1,2,7.4,3,4,5,5.1,8,8.1,8.2,9,9.1,9.2,9.3,6,6.1,6.2,7,7.1,7.2,7.3,7.5,7.6,7.7,7.8,10,10.1,11,11.1,11.2,12.

1 Apologies: John Fraser, Jen Byram, Lavinia Maclean-Bristol, Jean Peddie, George McConnachie

2 Register of Interests – none

3 The Minute of the previous meeting held on 7 August 2013 was agreed to be an accurate record.

Seonaid raised the question of publishing draft minutes on the Development Coll website. To be discussed further once the Company Secretary is back.

4 Matters Arising - None raised.

5 Finance

5.1 Update on ERDF audit carried forward due to George's absence.

6 EGF Update

Seonaid reminded the Directors about the checklist from the HR training conducted by Helen Monk.

6.1 Directors' handbook carried forward in Jean's absence.

6.2 Memo of Understanding – Coll Half Marathon Committee: carried forward.

7 Company business

7.1 Election of Vice Chair: Nic proposed Jen Byram as Vice Chair; Seonaid seconded. Unanimously agreed.

7.2 Co-option of new director: Seonaid proposed Sophie Woods as a new director; Juliette seconded. Unanimously agreed.

7.3 Human Resources guidance and files to be re-circulated for Directors' review.

ACTION: Louis.

7.4 Affordable Housing

Item moved up agenda to allow members of the public to leave after this discussion. Seonaid reported that Rural Housing Scotland (RHS) has decided to launch an architectural competition 'Our Island Homes' to design a two-bedroomed house for island locations, which is affordable to heat and maintain (all confirmed that the detailed design brief has been circulated to DC and CCC). Seonaid has been invited to sit on the board of judges and attended the launch event last week. The test site is at Dervaig on Mull – the intention is to create a kit (up to £100k in value) that is easily usable in other rural communities (2 other island sites initially). The competition assumes that the land is in community ownership (e.g. through a community trust), the building is owned by the community and funded by the council.

There is a full day of judging on 25 November 2013. Seonaid wants to take Coll-specific information to the judging panel (and will consult Roy Thorburn, Anderson Bell Christie and Will Tunnell – assuming he is not entering). Winner to be announced by 28 February 2014 with work to start on Mull in spring.

Argyll & Bute Council has stated that it considers Coll in particular need of affordable housing, particularly for young families and would be willing to provide funds (from the council tax on second homes) for this.

The issue is community land. At present the field by An Cridhe and the plot by the old village hall are the two pieces of community owned land. Alternatively, there is an option of obtaining land on a very long lease (e.g. 99 years).

Seonaid proposed forming an Affordable Homes Group as a sub-group of DC. John Fraser has indicated an interest in helping with this.

Doug Young advised separating the Our Island Homes issue from the potential funding through the council due to the short time frame. Seonaid clarified that the deadlines are for the design competition – land would not necessarily need to be finalised by then.

Seonaid posed the question of whether we want to proceed with this if there is no immediate demand for housing on the island. However, RHS did a confidential survey in November 2011, which established a need for housing. And there is funding available from the council. Nic advocated finding a good site, rather than rushing in.

Julian Senior raised the issue of depopulation (particularly on Tiree) and said that affordable housing would help address this. Peter Ing raised the issue of employment opportunities for incomers attracted by affordable housing.

The primary question the sub-group would need to raise is how to go ahead with community land. Doug Young advised Seonaid to contact Clare Jones on Tiree (ex Rural Housing Officer) for guidance.

Seonaid proposed holding a widely advertised public meeting to discuss this opportunity and the broader question of affordable/social housing in about 3 weeks' time.

Seonaid proposed forming the sub-group and advertising a public meeting. Passed unanimously.

7.5 Education Growth Plan carried forward.

7.6 Seonaid read an email from Alex MB regarding the mobile phone mast proposal. There will be no further progress until a mobile phone operator has been selected by the Scottish Government (and there is no guarantee that this will happen). A landowner will then be sought to host the mast. To be discussed further at next meeting.

7.7 Nic reported that the community shed proposal was discussed briefly at the Management Committee. The MC is supportive of the idea of a shed but raised the question of whether MC should take sole responsibility for implementing the project. Seonaid suggested a committee, led by Lavinia, and involving Marathon and Show committee members to lead on this. To be discussed further at next meeting.

7.8 Health and safety policy document has been circulated to Directors. Louis proposed working directly with Jane to review the policy document with a view to signing it off. Seonaid and Juliette will feed in any comments to Louis in advance of this. All agreed on this. **ACTION:** Louis.

8 An Cridhe

8.1 Nic reported that the Management Committee had spent time reviewing the draft plan developed by staff with Jim Bennett's support. A useful exercise that demonstrated that progress is good thus far (e.g. August tasks were completed in August) and gave the committee a clear idea of what needs to happen in the coming months.

8.2 Third Sector Internships Scotland carried forward in George's absence. **ACTION:** Louis to check with George regarding deadlines for this.

9 Management Committee Update

MC received feedback on various events including Basking Shark festival, cookery course etc. Pricing has been reviewed for next year; Bunkhouse price will go up by £1. Responsibilities have been allocated to Management Committee members. There is a clear need for an events calendar.

9.1 Significant work has been done on the Remit document. Louis thanked the Management Committee for their efforts on the document. He commented that it is fairly informal but that is appropriate. The question of financial responsibility and spending thresholds was raised. **ACTION:** Management Committee to review the document written by Fra regarding spending thresholds and make recommendations.

9.2 Seonaid requested that snagging issues be removed from the agenda as it is no

longer required. All agreed.

9.3 No specific update on volunteers. Seonaid is assisting with Bunkhouse check-ins this weekend as all staff are away.

10 Affiliated groups

10.1 Julian Senior reported that Pamela Redpath had raised the question of Development Coll receiving and managing grant income on RecyColl's behalf. Seonaid reminded Directors of previous discussions about the fact that this falls outside the scope of DC's standard MOU. **ACTION:** Louis to discuss with Fra.

11 AOB

11.1 Seonaid raised a concern about deferred meetings and encouraged all Directors to stick to pre-agreed meeting dates, even if meetings are not quorate.

11.2 Seonaid reported that Karen Anderson of Anderson Bell Christie has requested a letter of recommendation (a blanket reference relating to her work on An Cridhe) and asked for Directors' approval to do so. All agreed on this.

12 Date of next meeting: Wednesday 2 October.