

Minutes of Ordinary Meeting		
Date:	5 August 2021	
Time:	6pm	
Location:	An Cridhe	
Present:	Nic S, Sam R, Alison J, Lavinia MB, Brian Mac, Romyne W by Zoom	
	Agenda items	Actions
1	Welcome and Apologies: Apologies were received from Heather D and Kenny MacD	
2	Declaration of interest: None	
3	Review of actions from previous meeting: Brian will ask John Fraser for an update on his communications as regards a potential as yet unplanned slipway at the middle pier, and the lengthening or redirecting of a Scottish Water waste pipe so as to not stand in the way of this potential future development.	Brian
4	Minutes of previous meeting: Proposed by Nic S, seconded by Sam R.	
5	Finance Update: The accounts are being checked over.	Alison J
6	Management Update for Coll Bunkhouse and An Cridhe: The planning dept have not yet made a decision about the hookups and the siting of the bicycle shed. This is months overdue. An electrician has been in 3 times, and addressed various electrical issues but needs to return to finish a number of jobs. A contractor has been employed to dig in the hook-up cables and erect posts and rails, some of these jobs are still outstanding.	

7	<p>Development Coll – Update on other Projects:</p> <p>Mobile Phone Mast</p> <p>The rent for the ground under the mast and the access track is at the moment £1.</p> <p>The Scottish Govt paid for the mast in the community's name, and we, the, community own the mast. Some charities have had their contracts renewed with phone companies with significant drops in income. The following is the passage that alerted the Chair to this issue.</p> <p>The mobile operators are offering significantly lower payments than the current rents received from these sites as well as their standard terms, which often change many aspects of the agreement in their favour, but they are offering one-off inducement payments, often in excess of £10,000, to property owners on condition they sign an agreement within the next few weeks. This timescale is likely to be prior to an expected key Lands Tribunal for Scotland decision on whether the mobile operators can legally demand a replacement lease under the new Electronic Communications Code, which is aimed at modernising the UK's telecommunications system.</p> <p>The proposed terms often contain provisions which will be detrimental to the property owner, such as giving up rights to all future rent reviews for the term of the agreement.</p> <p>Farmers are being warned against rushing to sign new terms on the siting of masts on their property as mobile-phone operators look to agree rights to retain telecommunications equipment on their property.</p> <p>Mike Reid, Head of Energy at the property consultancy Galbraith, urged caution:</p> <p>Our advice is, seek independent advice and don't rush into anything," he said. "The Scottish Lands Tribunal is due to decide on a case that could have a direct bearing on the agreement proposed by the mobile operators and generally speaking, farmers could agree better terms than the terms being proposed by the mobile operators.</p>	

	<p>Mike Reid added:</p> <p>Any delay in agreeing new terms with the operators won't affect mobile coverage or connectivity in the area as the mobile operators are already operating from these sites with the protection of the Code. The proposals received can also be quite misleading implying that the new Code rights are required for the operation of the site, which is often not the case.</p> <p>Electric Bikes</p> <p>The electric bikes have been returned from the first renters. AJ is to ask questions and check mileage. The feedback has so far been very good. We are required to submit a survey following the grant.</p> <p>Charging Point</p> <p>Abandoned cars are causing a bit of a problem. The charging point is being well used. Rather than immediately put a bossy notice up, as it is not our property but that of the council, we will monitor the situation and act if there is a continuous problem. As a council problem, AJ will contact Julian at this point.</p>	<p>AJ</p> <p>AJ</p>
9	The next meeting will be held at An Cridhe at 6pm on Monday 20 th September 2021.	
Signed:		<p>Date:</p>

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