Minute/Note of Meeting

TITLE : Urras Stòras an Rubha

DATE : 11 January 2016 **TIME :** 7.30 pm

VENUE : Point and Sandwick Power Office, Knock

Present: TR Clark; CM Dunn; N Mackenzie; M Bruce; A Lamont; A Macdonald; GK Macdonald; N Macleod; S Macleod; D J Macsween; G Smith. Change in Directors.

Apologies: A. Campbell; E Chaplin; Cllr Z Stewart

Item		Summary and Action	Who?	When?
1	**New Directors**	It was noted that D Macritchie, who had represented Point Community Council , had tendered his resignation as a Director, but would continue as a member. The new representatives from Point Community Council, Matt Bruce and Angus Lamont, were welcomed on to the Board. C Dunn		
1	**Minute of meeting of 9 November 2015**	The Minute of meeting of 9 November 2015 was approved. Moved as correct by N Macleod and seconded by G Smith.		
2	**Matters Arising**	1. The following were noted: a) The raffle for hampers was successful in raising funds as is the bookstall, which has been well-supported by the community and continues to bring in a steady income. C Dunn wrote short pieces in the Rudhach for both. b) The Rudhach has decided to have one representative, GK Macdonald, on the Board. c) The court case involving business stream has gone live again, and further information is awaited.	All	Immediate
3	**Aird School**	a)Potential Demolition The following were noted from a meeting with CnES: • The insurers for CnES had settled on a sum of £130,000 for the storm damage to Aird and as this was not tied to any particular work, the demolition option would be followed. • Demolition could be undertaken by CnES in preparation for handover or USAR could investigate the option of taking the responsibility for this work. This latter option could be cheaper and therefore provide funds to assist with redevelopment. • There are various legal obligations, such as asbestos survey and licensing by SEPA, related to	Aird Steering Group	Immediate and ongoing

		and disposal of rubble etc. • An outline business plan would be required and approved before CnES would transfer the asset to USAR. G Smith, on behalf of the Aird Steering Group reported that two companies, Duncan Mackay and Calmax had been asked to give estimates for demolition, and that these were awaited. It was agreed that rubble could be re-used on-site, and would constitute a saving in terms of contractors and landfill. It was also agreed that selling of scrap metal could bring in some income. G Smith also indicated that Point Agricultural Society was investigating the costs of acquiring storage units to House the furniture and other items belonging to PAS. The possibility of donating surplus items to any interested parties was discussed. Business Plan In terms of the future plans for the site, it was agreed that a replacement building to house a gym hall, kitchens and some additional rooms for meetings etc would be required.		
4	**Knock/Aros an Rubha**	a) Purchase of Building and Land The news that the purchase of the building was in the final stages was welcomed. In terms of the additional land, it was noted that decrofting was being progressed by solicitors, and that the seller was seeking a letter of comfort from CnES to the effect that they would not seek financial compensation from him for the work previously done by CnES in providing a car park for the school. b) Business Plan It was noted that D Smith and C Dunn had met with John Moffat in August regarding the financial sections of the business plan. N Mackenzie had supplied accounts for this process, and indicative rental values for the redeveloped building were currently being sought by D Smith, TIG. D Smith was also seeking information on carbon savings for inclusion in the plan. Biographical information is still awaited from some directors. c) Grant Applications It was noted that D Smith had been making inquiries regarding additional grant funding, as follows: • The Robertson Trust could potentially give £20,000, if USAR was a registered charity. • Application to the CnES Capital Grant fund was being drawn up. • No acknowledgment had been received from the Western Isles Development Trust.	D Smith D Smith, C Dunn, N Mackenzie C Dunn to email D Smith	Mid-October End September Immediate Ongoing

		• Entrust (landfill tax) was another possibility which would be investigated. d) <u>Stage 2 Application</u> It was noted that: • The submission date planned for the application was end-September. This would indicate a decision by January from Big Lottery. • The costs of the development had been revised to take account of current market conditions, giving a revised figure of £1,500,000. Registering for VAT would reduce this amount. • The Board would need to decide on the timing of aspects related to the development, such as the preparation of bills for tendering in advance of a decision from Big Lottery. The risk would be that if the decision was not favourable, there may not be money available to pay the design team. The advantage would be that we could move immediately to tender in the event of a positive decision and thus progress the building work without delay. Waiting until after a decision would delay building until mid-May. • Building warrant could be processed while awaiting a decision. • Pre-tender checks to determine market condition should be carried out.	D Smith/C Dunn All	Next meeting
5	**OSCR application**	C Dunn reported that she had drafted an application for OSCR registration and had passed it to John Moffat for comment.	C Dunn	End September
6	**Financial Matters**	The financial information required for the 2014-2015 accounts was now with John Moffat. It was agreed to authorise T Clark and C Dunn to act as signatories for the bank account along with Norman Mackenzie.	N Mackenzie	Immediate
7	**AGM**	The AGM would be held on Monday 9 November at Knock at 7.30 pm		
8	**Date of next meeting**	The next meeting would be held on Monday 9 November, immediately after the AGM.	DJ Macsween C Dunn	