

Minute/Note of Meeting

TITLE : Urras Stòras An Rubha
DATE : 17 February 2022
VENUE : Ionad Stoodie and Zoom

TIME : 7.30 pm

Present: A Lamont (Chair); DM Macdonald (Vice Chair); CM Dunn (Secretary); N Mackenzie (Treasurer); E Chaplin; TR Clark; GK Macdonald; N Macleod; DJ Macsween; Z Stewart; D Matheson; D Smith; Cllr A Macleod; Cllr F Stewart.

In attendance, via Zoom : B Weaver and P Chapman of Impact Hub.

Apologies: M Bruce; H Macdonald ; G Cmith; Cllr N Macdonald

Item		Summary and Action	Who?	When?
1	Minute of meeting of 1 November 2021	The minute of meeting of 1 November 2021 was approved.		
2	Matters Arising	a) Croft acquisition: It was noted that the latest communication from the solicitor was that further progress had been made. N Macleod was to have a meeting with the solicitor on 18 February.	N Macleod	18 February
3	Declaration of Interests	No declaration of interests required for this meeting.		
4	Aros An Rubha Building Energy Hub	Progress D Smith, TIG, reported progress as follows: Phase 1 is very nearly complete. Although hampered by ferry disruption, the shop fit-out is going well and it is expected to be complete on 21 February. Week beginning 21 February there will be a focus on ironing out any building management issues including organising buildings' insurance and environmental health feedback. Phase 2 Is approximately 2 weeks behind schedule. The contractor will review the programme to see if they can catch up and will report back with a revised schedule. It was noted that any items still in the Phase 2 building will need to be removed by 21 February. Market Rent Valuation Some queries relating to the market rent valuation had been raised with the valuer and a response was awaited. CARES D Smith gave information on progress with the CARES element of the Energy hub project, as follows: - The first claim to Cares has been submitted for review. This prompted a lot of questions from the funder. These are being answered with help from the design team, Greenspace and the contractor. - Solar panels have been ordered and the sub-contractor hopes that they will be delivered on site mid-March. The Contractor has said that they will install the panels as soon as they can after they have	All	Ongoing

		arrived on site. CENTRICA It was noted that the application to Centrica's <i>Energy for Tomorrow</i> programme(led by A Nicholson) had been successful and that grant funding of £75,000 to accelerate further development had been confirmed.		
5	Impact Hub	Brian Weaver and Polly Chapman of Impact Hub, as consultants to assist with business planning for Aros An Rubha, were welcomed to the meeting. An introductory paper had been circulated in advance of the meeting. The proposed approach was agreed and noted: 1. Speak to each of the tenants of the building individually, to discuss: • Proposed uses • Aspirations • Succession and risk management • Rental, space needs, utilities etc. • Other issues as appropriate 2. Review the proposed rental and other agreements, to ensure that these protect the interests of the community. 3. Propose a staffing structure in terms of likely hours, roles, and costs. 4. Carry out a risk assessment and prepare a risk management strategy. 5. Work with USAR to prepare an updated 5-year business plan. 6. Work with USAR to develop formal arrangements between USAR and the building occupants which is fair and reflects their contribution to the viability of the building. It was further agreed and noted that USAR will support Impact Hub in carrying out the agreed tasks, bearing in mind the following principles: • Aros An Rubha is a community asset and this must be maintained in order to meet the conditions of funders, and the purposes of USAR. • The long-term sustainability of the building is of paramount importance. USAR needs to ensure it takes all measures necessary to protect this long-term interest.	All	Immediate
6	Development Officer Report	D Matheson highlighted some items from her report, previously circulated, as follows: • <u>Survey</u> In order to initiate contact with the groups and obtain information about key activities/priorities and required resources, a short consultation survey was created and sent out to each group via email. To date 14 groups have responded to the survey. There is no deadline for submitting responses and it is hoped that more groups will respond in due course. • <u>Crown Estate funding</u> Looking to year 3, which will begin in the next few weeks, most of the funding available to the Point ward area has already been allocated. The £30k for the Development Officer post was a one-off and it is anticipated there will be no funds for this type of project/post in the future from Crown Estates. The main focus of the criteria for this funding will be on net zero & blue economy transition, the CnES Recovery strategy etc. It is understood that 'climate change' will be a key agenda for all such funding. It is	D Matheson Board	Immediate and

		expected that CnES will announce year 4 CE funding in July 2022. <u>Community Shout Out funding</u> There is an opportunity for the 'lesser heard' groups in the community to apply for the Community Shout Out Funding and this is still available for a short time. Information has been sent to groups in the Point area regarding this but there has been no uptake so far. £5k has been allocated to each ward. In discussion, it was agreed that the press release sent to the Rudhach would be updated to include encouragement to all groups to complete the survey, and that this would be sent to local media outlets. It was also agreed that there should be continuing discussions with CnES staff and elected members regarding Crown Estates Funding, and the position of Development Officer funding.	members. C Dunn D Matheson A Lamont	ongoing 28 February Ongoing
7	Reports from constituent groups	The following were noted: Point Agricultural Society plans to hold a show this year on 9 July, by which time the new building, which has had financial assistance from the Crown Estates fund, should be available. Urras Eaglais na h-Aoidhe plans to provide training for tour guides on 26 February, and will be taking them to visit Aros An Rubha. More merchandise is being developed for display and sale in the shop. Point and Sandwich Trust is back in business and has started to pay off some of the grant funding owed. It is hoped to review the financial position in June with a view to starting up the small grants scheme again. For the next five years there will be a focus on capital projects within the Point and Sandwich area. PST also continues to sponsor the Point Show. The results of recent community consultations are on the PST webpage.	All	
8	Financial Matters	It was noted that the cashflow is working well, and that PST has started paying towards the loan from CnES with the result that USAR will not need to draw down any more from the agreed CnES loan and that the sum already acquired can be repaid.	N Mackenzie D Smith	Ongoing
9	Next Meeting	To be arranged.		