

Minute/Note of Meeting

TITLE : Urras Stòras An Rubha

DATE : 25 April 2022

TIME : 8.00 pm

VENUE : Zoom

Present: A Lamont (Chair); DM Macdonald (Vice Chair); CM Dunn (Secretary); N Mackenzie (Treasurer); M Bruce; TR Clark; J Dixon; GK Macdonald; H Macdonald; N Macleod; DJ Macsween; Z Stewart; D Matheson; D Smith;

Apologies: E Chaplin; S Macaulay; G Smith; Cllr N Macdonald; Cllr Finlay Stewart.

Item		Summary and Action	Who?	When?
1	Minute of meeting of 17 February 2022	The minute of meeting of 17 February 2022 was approved.		
2	Membership	In recording apologies, it was noted that Suzanne Macaulay was resigning from the board and that the representative from the Youth Club would be Mairi Murray. It was noted that Mairi would have to make application for membership of USAR and that the Board would have to approve her membership.	C Dunn	Immediate
3	Matters Arising	a) Croft acquisition: No further progress with negotiations with the current absentee tenant.	N Macleod	Ongoing
4	Declaration of Interests	Interest noted for Item 7 for the tenants of Aros An Rubha : Buth An Rubha; Point and Sandwick Trust, Rudhach, Comann Eachdraidh An Rubha.		
5	Aros An Rubha Building	Progress D Smith, TIG, reported progress as follows: The contractor has given mid-June 2022 as completion date. Phase 1: is now broadly complete, shop fitters are finished, and the shop is open in the new location. Environmental Health have visited the café kitchen and have indicated that they require to see a food safety management system and all employees in the café will need to have food Hygiene certificates. Once all the appliances are fitted then they will visit again. Phase 2: Progress is going well, with the contractor on programme as will be confirmed at the site meeting on 27 April. Roofing works on the East wing are underway. The folding partition door, financed by PST, is on order, and awaiting the supplier to confirm drawings of the door. Internally the concrete floors are complete and first fix electrics, plumbing and ventilation are underway and they have begun framing out the internal partitions.	All	Ongoing

	Energy Hub Signage Storage for e-bikes	D Smith further reported on progress with the Energy Hub: The second grant claim was processed just before the end of the financial year. We will continue to work with CARES on future claims. The prices from the contractor regarding the control panel were considerably above budget. Donald Macsween (Greenspace) will talk to the contractor regarding possible savings and Alasdair Nicholson will discuss with Centrica the possibility of re-directing funding to this item. It is hoped that a way forward will be found in advance of the next CARES meeting. It was noted that signs for doors in the general circulation areas of the building were being ordered through Inter-media Services, and that D Smith was in the process of seeking quotes for the design of external signs. PST had agreed to provide £5000 towards external signage. A request from A Nicholson on behalf of the Point and Sandwick Coastal Path Committee for permission to erect a storage shed for e-bikes was approved. The location is to the north of the building, and it was noted that there will be no commitment or cost on USAR for the management of the scheme.	D Smith and Design sub-group. D J Macsween	Immediate and ongoing
6	Impact Hub	The interim report from Brian Weaver and Polly Chapman of Impact Hub had been circulated in advance of the meeting and was discussed. It was noted that: - the issues of signage were being addressed (item 4 above), - the leases and rental had not yet been agreed, but that valuations had been received and shared with PST and the shop. It was agreed that: - the upkeep and management of the building was a key issue, to ensure that Aros an Rubha would always be well-maintained and presented; - a post would need to be financed by rental income. - a maintenance budget would need to be included in the business plan. It was further noted that Impact Hub was in the process of preparing a draft Business Plan.	All	Immediate
7	Development Officer Report	D Matheson's report for April 2022 had been circulated in advance of the meeting. Members commended the work done in ensuring a very high return to the survey consultation, and noted: - the progress being made with the development plan. - The availability of a database of groups operating in the area. - The positive response to the March mailshot - The assistance already given to groups. It was noted in terms of Crown Estate funding that the fund will continue to be delivered by CnES Community Learning and Development, in consultation with Economic Development. It was noted that there was a Community Council consultation from 1998 which could be useful. M Bruce undertook to provide a copy of this document.	D Matheson Board members. M Bruce	Immediate

8	Reports from constituent groups	The following were noted: Point Agricultural Society is in the process of erecting a building for the show, to be held on 9 July. Rudhach: It was noted that Alasdair Macleod had agreed to join the Committee. Urras Eaglais na h- Aoidhe is to hold a fund-raising ceilidh on 3 May.	All	
9	Financial Matters	It was noted that the cashflow continues to work well, with no issues in the draw-down of grants, and that it was anticipated that completion of the redevelopment would be on budget.	N Mackenzie D Smith	Ongoing
10	Any Other Business	a) It was noted that the opening of the café had been postponed as the delivery of a cooker has been delayed, with the suppliers now giving a date of mid-May. b) It was noted that storage, for the Comann Eachdraidh and for the bookstall, was likely to be an issue. The best location for the bookstall could be decided when the building is complete.	N Macleod C Dunn H Macdonald All	Mid-May Mid June
11	Next Meeting	To be arranged.		