

## Minute/Note of Meeting

**TITLE :** Urras Stòras An Rubha  
**DATE :** 8 March 2021  
**VENUE :** Via Zoom

**TIME :** 7.00 pm

H Macdonald

**Present:** A Lamont (Chair); DM Macdonald (Vice Chair); CM Dunn (Secretary); N Mackenzie (Treasurer); M Bruce; TR Clark; S Macaulay; GK Macdonald; H Macdonald; DJ Macsween; N Macleod; Z Stewart; Cllr N Macdonald; Cllr A Macleod; Cllr F Stewart, D Smith (TIG)

**Apologies:** E Chaplin; G Smith

| Item | Summary and Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Who?                     | When?             |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------|
| 1    | <b>Welcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                          |                   |
| 2    | <b>Minute of meeting of 11 August 2020</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                   |
| 3    | <b>Matters Arising.</b> Croft acquisition: Norman Macleod informed the meeting that there had been no further movement in the process, which was still in the hands of solicitors. It was noted that USAR was now registered for VAT.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N Macleod<br>N Mackenzie | Ongoing           |
| 4    | <b>Declaration of Interests</b> None Declared.<br>C Dunn would circulate the Register of Interests for updating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | C Dunn<br>All            | 9 March           |
| 5    | <b>Redevelopment</b><br>OUTCOME OF TENDERING<br><br>D Smith gave information about the tendering process. <ul style="list-style-type: none"> <li>As a result of market conditions and Health and Safety restrictions presented by COVID 19 the prices had increased and all the tenders were above the allocated budget.</li> <li>Three local companies had tendered for the work, and following the assessment of bids, the preferred bidder was O'Mac Construction.</li> </ul> SAVINGS EXERCISE <ul style="list-style-type: none"> <li>A value engineering exercise had been undertaken by the Design Team and the agreed contractor, savings were identified and agreed with the USAR Design Group.</li> <li>D Smith shared a spreadsheet, identifying the suggested savings, which had given a total project cost of £1,143,143.</li> <li>It was noted that a saving identified by omitting the slating of the East wing had been of concern to the Design Group, and that the slating had been reinstated.</li> <li>There was concern about certain savings, and the following were agreed as items for attention and reinstatement, subject to funding availability: <ul style="list-style-type: none"> <li>the kitchen roof where a flat roof had been substituted for a mono-pitch roof.</li> <li>The sliding partition in the Comann Eachdraidh area</li> <li>The re-surfacing of the car park instead of repair of certain parts.</li> </ul> </li> </ul> | Design group             | Keep under review |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
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|                                       | <p><b>FUNDING</b></p> <p>The funding package to cover the project costs, after identification of savings, was now in place. The last element had been secured by David Macleay, CnES, who had negotiated an increase in funding from the RCGF (Regeneration Capital Grant Fund). The Board expressed gratitude to all the funders, and were particularly mindful of the considerable support and advice from Comhairle nan Eilean Siar at both officer and elected member level.</p> <p>The funding package is now as follows:</p> <table><tr><td>Scottish Government Regeneration Fund</td><td>£338,985</td></tr><tr><td>HIE</td><td>£200,000</td></tr><tr><td>Point and Sandwich Trust</td><td>£300,000</td></tr><tr><td>Crown Estates (Rounds 1 and 2) (CnES)</td><td>£154667</td></tr><tr><td>Landfill Communities Fund</td><td>£20,000</td></tr><tr><td>Community Economic Fund (CNES)</td><td>£100,000</td></tr><tr><td>Community Fundraising</td><td>£29,491</td></tr><tr><td>Total</td><td><b>£ 1,143,143</b></td></tr></table> <p>It was noted that since the last meeting, Comann Eachdraidh An Rubha had contributed £500 to the community fundraising element. The Rudhach had previously contributed the same amount.</p> <p>It was noted that as a result of the cable breakdown, £240,000 of the PST contribution was to be met by a loan from CnES, which was a tri-partite agreement involving CnES, PST and USAR, to be repaid when PST would again be operational and earning income. The sum of £40,000 had been contributed prior to the breakdown.</p> <p><u>Additional funding applications</u></p> <p>It was agreed that application should be made to round 3 of Crown Estates funding, when it opens for applications in July and that a further attempt should be made to secure support from the Western Isles Development Fund, although a previous application had been refused.</p> <p><u>CARES (Community and Renewable Energy Scotland)</u></p> <p>The success of the application to CARES for the first phase of the Energy Hub project, giving a grant of £101,000 and a loan element of £83,000, was welcomed, in particular that the cost of the air source heat pump was included in the grant awarded. It was noted that the award had not yet been signed off, as some conditions had to be agreed. It was anticipated that this grant would give some flexibility in the overall budget for the redevelopment.</p> <p><b>RELOCATION OF SHOP</b></p> <p>It was noted that a decision had been taken, in conjunction with the contractor, that the redevelopment would be done in two phases, thus enabling the shop to continue on site, but relocated to the PST and Comann</p> | Scottish Government Regeneration Fund | £338,985 | HIE | £200,000 | Point and Sandwich Trust | £300,000 | Crown Estates (Rounds 1 and 2) (CnES) | £154667 | Landfill Communities Fund | £20,000 | Community Economic Fund (CNES) | £100,000 | Community Fundraising | £29,491 | Total | <b>£ 1,143,143</b> | <p>D Smith; C<br/>Dunn</p> <p>D Smith; A<br/>Lamont</p> <p>N Macleod</p> | <p>July</p> <p>31 March</p> <p>Early April</p> |
| Scottish Government Regeneration Fund | £338,985                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| HIE                                   | £200,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| Point and Sandwich Trust              | £300,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| Crown Estates (Rounds 1 and 2) (CnES) | £154667                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| Landfill Communities Fund             | £20,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| Community Economic Fund (CNES)        | £100,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| Community Fundraising                 | £29,491                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |
| Total                                 | <b>£ 1,143,143</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                       |          |     |          |                          |          |                                       |         |                           |         |                                |          |                       |         |       |                    |                                                                          |                                                |

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|---|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------|
|   |                       | <p>Eachdraidh spaces while the shop area was being refurbished.</p> <p>It was noted that PST would be moving their furniture etc to Sandwick Hall on 9<sup>th</sup> March and that the Comann Eachdraidh and the Bookstall would be moving their items to the Knock Church for storage during the next two weeks.</p> <p>It was noted that the neighbour in the Schoolhouse should be informed of the start date, and that the planning conditions required that an acoustic fence be erected prior to any demolition or other work.</p> | <p>C Dunn<br/>H Macdonald</p> <p>O'Mac</p> | <p>Immediate</p> <p>Before 12 April</p> |
| 6 | Point Community Forum | <p>It was agreed that a sub-group, reporting to the Board, would be set up to act as the Point Community Forum. Donald Macdonald would chair the sub-group, with Tom Clark, Catriona Dunn, Suzanne Macaulay, Norman Mackenzie and Zena Stewart as the other members of the group.</p> <p>Fiona Begg, CnES would be contacted for advice on procedures and remit, and on HR aspects relating to the employment of a Development Officer.</p>                                                                                              | <p>D Macdonald</p> <p>C Dunn</p>           | <p>April</p> <p>Immediate</p>           |
| 7 | Financial Matters     | It was noted that the current balance in the account was £51,642.59, £4200 of which is allocated to the Befriending Service run by PST. It was also noted that the most recent contribution from the bookstall was £146.                                                                                                                                                                                                                                                                                                                 |                                            |                                         |
| 8 | Policy Development.   | <p>The following policies which have been updated, were approved:</p> <ul style="list-style-type: none"> <li>• Safeguarding – previously Protection of Children and Vulnerable Adults</li> <li>• Equality and diversity – previously Equal Opportunities</li> <li>• Language and Heritage – taking account of updates in the National Gaelic plan and CnES Gaelic Policy.</li> </ul> <p>A new policy on Director Recruitment was approved.</p>                                                                                           |                                            |                                         |
| 9 | Next Meeting          | To be arranged.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                            |                                         |