

Minute/Note of Meeting

TITLE : Urras Stòras An Rubha

DATE : 9 August 2022

TIME : 8.00 pm

VENUE : Aros An Rubha

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

Apologies: M Bruce E Chaplin; H Macdonald; G Smith; M Murray; Z Stewart; Cllr N Macdonald;.

Item		Summary and Action	Who?	When?
1	Minute of meeting of 17 February 2022	The minute of meeting of 25 April 2022 was approved.		
2	Membership	In recording attendance and apologies it was noted that Mairi Murray was now the representative of Point Youth Club.	C Dunn	Immediate
3	Matters Arising	a) Croft acquisition: It was noted that options under Crofting legislation were being investigated. b) The situation in respect of the car park needed to be checked.	N Macleod F Stewart	Ongoing
4	Declaration of Interests	Interest noted for Item 5 (d) from Buth An Rubha and Point and Sandwick Trust.	N Macleod DJ Macsween N Mackenzie D Macdonald	Item 5d
5	Aros An Rubha	a) Completion: status D Smith gave information of the current status, as follows: • A temporary completion certificate had been granted in July. • The pointing of the stonework had begun. • Metal safety barriers at entrances/exits were being installed. • The Health and Safety file had been handed over. It was noted that the insurance for the building should now be updated. The following were raised as matters to be addressed: • A slate had slipped on the roof of the west wing • The community room would need to be re-painted, following its use by the shop as a temporary store/office.	N Mackenzie D Smith	Immediate Immediate

		• A Respitex strip at elbow height on the walls of corridors would help to keep them clean. • A Defibrillator had been acquired and would need to be fitted outside the building. • Additional trunking for Wifi and electric points in the community room would allow for additional desks to be accommodated. • A plan for the lining of the car park had been drawn up by Malcolm Crate. This would be carried out when CnES were in the area. F. Stewart undertook to seek further information. • Guttering in a corner of the north elevation was overflowing in heavy rain. A video of the area in heavy rain would help demonstrate the problem Spending on contract It was noted that the spend on the project had come in on budget, and that the following extra elements had been/ will be financed by Point and Sandwick Trust: • The folding partition between the Community space and the Comann Eachdraidh area. • Signage • Car park lining USAR noted its gratitude to PST for these elements that were over and above the contract budget. Equipment and Furniture DJ Macsween informed the meeting that PST had ordered desks, folding tables and chairs from a local supplier for their own office and for the Community areas and were planning to buy blinds, sourced locally, for windows throughout the building. PST are also assisting with the funding for shelving for the Comann Eachdraidh store. A proposal from the Rudhach that they pay for the supply of a secure display cabinet to be housed in the narrow alcove in the community space was agreed. The assistance of these two groups in bringing the building into use was noted with gratitude.	F Stewart. N Macleod All	
	Energy Hub	It was noted that • the final claim under the CARES funding would be made shortly, and that an update meeting would be held. • the price quoted for the control panel was significantly higher than in the CARES budget and that Greenspace had been asked for a quote for the work. • The Centrica funding would go towards charging points for cars, a turbine and battery storage.	DJ Macsween GK Macdonald D Smith	Immediate and ongoing
	Signage	A number of options were considered for the signage for the gable end of the building. An icon of the shape of the Point peninsula and a non-italic font without serifs were selected, with a preference for both to be above	D Smith	

	Leases and Rentals the window if possible. The option of individual letters rather than letters mounted on a board was considered, but there was concern that letters would fall off in bad weather. The option decided was for a solid board, of similar colour to the render on the wall. It was agreed that the sign should be lit from below. A free-standing sign indicating the groups in the building was approved, subject to the addition of the names of the groups. It was noted that planning permission for the signs would be required. Buth An Rubha and Café Roo The terms of the valuer's report had previously been discussed by office-bearers with N Macleod and DJ Smith. The agreement reached at that meeting was ratified by the Board, noting that: • The valuer's rent for the shop had been deemed appropriate and payment of rental would commence from 1 August 2022. There would be 10 year lease, with a review of rental at the end of year 3. • There were reservations regarding the rent for the café, but a lower rent would be charged for the first year, with a review at the end of the first year. Point and Sandwich Trust The PST Board had previously agreed to pay the rent for their own premises and also the amount at which the community organisations had been valued. It was noted that the rentals would be with the addition of VAT. It was agreed that the solicitor would be contacted for the drawing up of lease agreements. Siting of bookstall and Urras Eaglais na h-Aoidhe panels It was decided that a decision on the siting of the bookstall and the Urras Eaglais na h-Aoidhe panels should be deferred until H Macdonald and E Chaplin would be present.	N Mackenzie C Dunn N Macleod DJ Macswveen	
6	Management of the Building A sub-group, to report to the board and comprising office-bearers and the Development Officer was set up to take forward matters relating to managing the building, including as a first step: • The duties and hours of a manager; • Charges for hire of facilities • Appointment of a cleaner.		Immediate
7	Official opening DJ Macswveen had approached the Lord Lieutenant, Iain Macaulay to perform the official opening of the building. It was agreed that the invitation should be officially confirmed.	DJ Macswveen	
8	Reports from constituent groups The following were noted: Point Agricultural Society held a very successful show, with record attendance, in July. The building which will be used in future years is now near completion. Rudhach had moved their stored back issues from individual homes into the allocated store. Point and Sandwich Trust are to host various groups in September and October, including delegates from	GK Macdonald	

		Europe and from Social Enterprise Scotland. Comann Eachdraidh is continuing with the research and compilation for the shielings project scheduled for June 2023. Work is ongoing, in conjunction with UHI at Lews Castle College with a view to setting up a reading room housing books and artefacts relating to the life and work of the late Professor Derick Thomson who was a historian, academic and publisher. Professor Thomson was brought up in Point.		
9	Financial Matters	The following were noted: A bank balance of £26869, most of which is ring-fenced for the Development Officer post. The loan from CnES had been paid. A claim for VAT would be lodged shortly.	N Mackenzie D Smith	Ongoing
10	Any Other Business	Launch of new Murdo Macfarlane book The approach from Acair for the launch of a new book of the songs and poems of Murdo Macfarlane was agreed. The event will be held on the evening of 6 October. PST offered to sponsor the event. Praise There was fulsome praise for the team who have delivered the building, on schedule and within budget – D Smith, the Design Team and O'Mac, the contractor.	C Dunn DJ Macswen All	
11	Next Meeting	To be arranged.		