

Stòras Uibhist

PUBLICATION MINUTE of the meeting of the BOARD

9th July 2009 at Bornish 16.30.

MEMBERS PRESENT	Angus MacMillan Chairman	Sarah MacEachen
	Fr M J MacDonald Vice Chair	Lorne MacLeod
	George MacAulay	

APOLOGIES FOR ABSENCE	Martin Matheson	Roddy MacDonald
	John MacMillan	Ronald MacKinnon

ATTENDING	Kirsty Campbell Minute taker	Faye MacLeod
	Huw Francis, Chief Executive	

DECLARATION INTEREST	OF	

Agenda Heading	Record of Proceedings
Minutes of the previous meeting	<p>Minutes of the Board meeting of 07.05.09 were proposed by Lorne MacLeod and seconded by Fr Michael MacDonald. The meeting accepted the minutes.</p> <p>The minutes of the June board meeting will be presented to the August Board meeting.</p>
Action Seet	<ol style="list-style-type: none"> 1. AGM – The Sealladh na Beinne Moire AGM was held on 3rd June. There were 85 votes in the room and around 10 non members in attendance. The board considered it to have been a very successful AGM.

<p>Finance Report</p>	<p>1. FML spoke to the finance reports presented by department. There followed a short discussion on the reports, noting:</p> <ul style="list-style-type: none"> • the £37,000 legal fees in development attributed to Askernish, • Fishing income is up on 2008 • Cashflow is tight • Funding deficit in development projects • Work ongoing on chasing debtors • LML to meet a commercial tenant with outstanding rent arrears) • Lorna will shortly commence on next round of croft rent arrears. <p>Development project projections for coming years should be available for the next board meeting.</p> <p>The board agreed the croft rent arrears should be considered on an individual basis, it was suggested that JMM could assist staff in this regard. Croft rent review and invoice issued quarterly in cases of non-payment. Storas Uibhist Ltd. is now the only VAT registered company within the group, and consequently all development spend should be routed through Storas Uibhist Ltd.</p>
<p>Extraordinary topics</p>	<p>1. Extraordinary Board Meeting - It was agreed to hold a project specific board meeting on Thursday 30th July at 4.30pm to discuss Loch Carnan Community Wind farm and Lochboisdale regeneration phase 1.</p> <p>2. Interposed leases – Gillespie MacAndrew have recommended that the existing interposed leases between South Uist Estate and SURE should be allowed to lapse, following requests from Companies House regarding information required to keep them live. The board agreed with this recommendation.</p>
<p>Reports-</p>	<p>3. Crofting- The crofting report highlighted a number of current issues in relation to decrofting, and specifically nominated sales. This is causing some concern as to the future viability. CE recommends that South Uist Estate charge a set fee for the sale of all de-crofted house sites, with no clawback clause, to realise reasonable income from the ongoing trickle of plot sales. Actual fee to be agreed by Board, but suggested to be £4000 per plot.</p> <p>It was noted that this was problem common to all crofting areas.</p> <p>It was agreed to raise the specific issue of nominated sales with the crofting bill reform consultation exercise currently underway.</p> <p>It was considered appropriate for the crofting sub committee to consider the issues highlighted in further detail.</p>

4. Cottar Sites – In consultation with John MacMillan, CE recommends that South Uist Estate allows all cottar sites (rent paying and npn-rent paying) to be transferred as per the Succession (Scotland) Act 1964 or, if the cottar left a Will be determined by his Will, with the expectation of occupancy by the successor.

The board agreed that it should be delegated to the Chief Executive and JMM to consider cottar sales on a case by case basis.

5. Sporting activity trial – The board were presented with draft Head of Terms for the trial. The board agreed to proceed on this basis as a trial exercise in sporting management for the estate.
6. QinetiQ Range Task force – HF and AMM have attended a number of meetings in respect of the potential range scale down. The Chairman requested delegation to proceed with the involvement in the task force as events move quickly. The board agreed. AMM updated the board on progress to date.
7. Loch Carnan Community Wind Farm – The board were presented with draft outcomes from the project for submission on in the Big Lottery Fund application. The board approved the outcomes for submission.
8. Caravans – It was agreed that further clarification of the situation should be sought.
9. Uist House – No progress has been made. It was agreed that a second letter should be sent to CnES and that AMM should meet with Angus MacLeod of CnES.

The Enterprise Application has been submitted to the Scottish Government in respect of the Uist House project.

10. Strategy Meeting – The strategy meeting was held on 2nd July with Willy Roe, Donnie MacAulay, Archie MacDonald, Alasdair Allan, Calum Iain MacIver, Angus MacMillan, Huw Francis, Fr Michael MacDonald. The meeting was positive and supportive. Requires to be followed up with letters to Willy Roe and Angus Campbell.
11. Furman University – Braden List of Furman University has produced a report on possible future developments at Askernish Golf Course.

Chief Executive report

1. Askernish Golf Course – The land court section 5c agreement now has 6 of the 11 signatures required for the Askernish Shareholders. The rest are being actively pursued and it is anticipated this will be signed off prior to the deadline.

Angus MacMillan voluntarily left the meeting for the duration of the following business. Fr Michael MacDonald took the chair.

2. Aquaculture Development – The certificate of lawfulness application has not been granted by CnES. HF is to meet with Keith Bray of CnES to clarify this matter and consider options.

Angus MacMillan then returned to the meeting and resumed the chair.

3. Staffing - Jennifer MacLeod has now started in the senior administrators post.

4. Lochboisdale – Stage 2 ERDF now underway.

Wallace Stone will shortly commence with the technical study on the phase 1 project.

Directors were invited to meet with John Porteus of Wallace Stone on 23rd July.

A public consultation event will be held on 2nd August in Lochboisdale.

5. Working groups - RMK and MM were appointed to the Lochboisdale working group, which should be established shortly.

First renewables group held in June.

Askernish – FrM and JMM should lead the Askernish working group to consider the next stages for development.

Remit needs to be considered carefully.

6. Business Renewables – Stage 1 ERDF was successful, stage 2 now underway. A further project board meeting will be required to discuss the project in more detail.

7. Island Cottage – Eriskay Pony Society would like to lease island cottage for their proposal to develop an interpretation centre.

8. Eochar Church – Paperwork is now with Anderson MacArthur.

9. Howmore – CE proposes to work with Gillespie MacAndrew to prepare a submission to land court, in conjunction with all parties, with a view to securing a declarator and resolving ongoing issues regarding historical Howmore re-organisation.

Legal costs should curtailed to filing the information for the declarator.

10. Staff Holidays – The Storas Uibhist office will be closed on week commencing 13th July.

AOCB

11. Estate Management - Grogarry bookings are up, with 5 weeks booked on an accommodation basis only.

Fishing revenues are improved.

Seonnaidh Steele is now working full time on fishing.

Rory Thompson is working on clearing drains.

12. Smerclete outflow repair – tenders received from MacAulays and UBC in the region of £50k plus VAT. HF to follow up.

1. Grogarry – Further consideration is required on ongoing maintenance.

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