

NORTH HARRIS TRUST

MINUTE OF MEETING

TITLE : The North Harris Trust

DATE : 14:08:2023

TIME : 7.30pm

VENUE : Tigh an Urrais and Zoom

Present: Michael Hunter, Calum MacKay, Barbara MacKay, D J Morrison, Diana MacLennan, Robert MacKinnon, Paul Russ, Phil Butterfield, David Wake, Kirsty MacKay, Kate Lewis

Catriona Marshall, prospective Director for the Scalpay vacancy.

Item	Summary and Action	Who?	When?
1.	Apologies <ul style="list-style-type: none">Lena Morrison, Finlay MacLeod, Donald MacLeod,		
2.	Minutes of Previous Meeting and Matters Arising <ul style="list-style-type: none">The Portaloo at Meavaig has proved successful but it's suspected that the expenditure will exceed the rise in donations at the site. It will give an insight into the demand for facilities in the area and will be discussed further after an end of season report.		
3.	Conflicts of Interest <ul style="list-style-type: none">No conflicts of interest to report.		
4.	Staff Reports & Matters Arising <p>Manager, Michael Hunter (MH)</p> <ul style="list-style-type: none">A quarterly finance review was undertaken on 10th August with updated finance reports presented to the Finance Subgroup, spend is within budget.MH is continuing to investigate safe options for investing Trust funds. He is progressing with the solution which was presented by the auditors. Paul Russ clarified some of the options available.The Wardens are currently undertaking surveys and the outcomes should be available at the end of the season.The Trust solicitors have been instructed to proceed with the sale agreement and apply for a Resumption of the Scott Road housing site. There currently seems to be access issues to the site between HHP and the Common Grazings as the route has been changed.MH has received agreement from the majority of Tarbert Common Grazings Shareholders for the Resumption of key worker accommodation sites. The Board agreed to proceed with these Resumption applications.A new phone system has been installed in the office which is cheaper to run. This could result in a termination fee from the previous provider but it was suggested to contact our solicitors for advice.	MH	ASAP

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5.	Quarterly Reports	<p>Finance</p> <ul style="list-style-type: none"> The finance report was presented, and the Subgroup are happy with the new reporting format. Suggestions for improvement were made and these will be applied at the beginning of the new financial year. <p>Housing</p> <ul style="list-style-type: none"> CnES Technical Services has completed a feasibility study on the two proposed “serviced plot” sites at Ardvoirie. They estimate £50K each to develop. SSEN has quoted £17.5K per site for electricity connection. The proposed CnES offer of £20K per site to bring to market has been revised upwards. We are now being offered £50K per site – we await the conditions on the offer. An application for funding from OHCLLD (LEADER replacement) has been submitted to cover costs for Architect design fees at Meavaig. Decisions are due w/c 4th September. It is hoped to submit for planning at the end of September. SSEN has confirmed a £600 cost to provide the additional electrical connection for the second house. 		
6.	AOCB	<ul style="list-style-type: none"> No matters to discuss 		
7.	DONM	<ul style="list-style-type: none"> 18th September 2023 in Tigh an Urrais and Zoom 		
8.	Staffing	<ul style="list-style-type: none"> Steven has gained his driver’s licence and is willing to increase his hours to full time. He would be able to undertake various jobs across the estate which was felt to be beneficial and cost effective. The Board agreed to increase Steven’s hours. Alex John Macleod has been employed as Building Maintenance Officer and is contracted until the end of October. Alex John’s position will be reviewed at the end of October, with the possibility of working on an ad hoc basis if Steven takes up maintenance duties. George Owens contract will be discussed at the next meeting of the Trading Company. 		