

# NORTH HARRIS TRUST

## MINUTE OF MEETING

**TITLE** : The North Harris Trust  
**DATE** : 18:09:2023  
**VENUE** : Tigh an Urrais and Zoom

**TIME** : 7.30pm

Present: D J Morrison, Robert MacKinnon, Paul Russ, Lena Morrison, Phil Butterfield, Tim Langley, Catriona MacSween, Michael Hunter, David Wake, Fañch Bihan-Gallic

Item	Summary and Action	Who?	When?
1.	<b>Apologies</b> <ul style="list-style-type: none"><li>Donald MacLeod, Finlay Ewen MacLeod, Diana MacLennan, Calum MacKay, Barbara MacKay, Kate Lewis, Kirsty MacKay.</li></ul>		
2.	<b>Minutes of Previous Meeting and Matters Arising</b> <ul style="list-style-type: none"><li>Minutes were approved by DJ Morrison and seconded by Robert MacKinnon</li><li>Regarding the Mònan turbine, CWE representatives would like to attend the next NHT Board meeting to present their project. The Board welcomed the idea.</li></ul>		
3.	<b>Conflicts of Interest</b> <ul style="list-style-type: none"><li>TL as declared a minor interest regarding the Mòd's financial support.</li></ul>		
4.	<b>Staff Reports and Matters Arising</b> <p><b><u>Development Officer's Report (DW)</u></b></p> <ul style="list-style-type: none"><li>DW shared some potential plans for the Miabhag nam Beann housing project. More plans will be circulated when the housing subcommittee has time to evaluate. A grant has been received to cover design and planning costs.</li><li>The Urgha Turbine is now down following safety concerns. We are waiting for quotes for replacement of bearings / head.</li><li>George Owens' new contract has now been drafted. He is to be offered a 12 months contract and an extra day of work each week, this will allow the recycling centre and crofting supply business to open on Thursdays. George is also settling into his new role of managing social media content. He now has his own work email address (<a href="mailto:marketing@north-harris.org">marketing@north-harris.org</a>).</li><li>The final report for the West Loch Tarbert &amp; Scaladail piers has not yet been received.</li><li>The work on the Urgha Aire is on hold as we are waiting for the contractor to return from other projects. More information on the timescale for completion of the Aire will be available shortly.</li></ul> <p><b><u>Manager's Report (MH)</u></b></p> <ul style="list-style-type: none"><li>Finances: The Insignis solution for protecting capital is progressing, it is hoped that the completed application can be submitted soon.</li></ul>	DW, housing sub-committee	ASAP

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	<ul style="list-style-type: none"> <li>• Steven Morrison is on a full-time contract as of last week. He has taken on more estate work and will continue to develop his role outside of Urgha Depot. His workload and responsibilities will be assessed over the next six months.</li> <li>• Alex John's contract is coming to a close, and he has dealt with everything that was expected. He is not expecting a renewal of contract, but it was agreed that his knowledge of the facilities will make him a good first contact as a contractor in the future.</li> <li>• Scottish Government Fair Work First policies and regulations were highlighted, the consequences for NHT will need to be explored some detail in due course. We are seeking support from Community Land Outer Hebrides in this matter.</li> <li>• The tenant of Flat 2, Tigh an Urrais would like to start a home-based business, and requested approval from NHT as landlord, prior to making applications to the local authority. Approval was granted on the understanding that the business will take pre-booked clients only, and not operate during unsocial hours. It was agreed that the tenant of Flat 1 should be informed and any issues addressed.</li> <li>• The Key Worker Accommodation should see some development soon, an SLF decision is due at the start of October, MH reminded the Board that we have agreed to be involved in management of the project.</li> <li>• MH continues to seek a solution to the high termination fee for the previous phone contract.</li> <li>• Deer Management: Stag numbers taken are projected to be lower than the original target, MH may need to spend staff time culling before the season ends. While stag targets are not crucial, the target hind cull of 220 must be met. It was believed that a night-shooting licence and/or extension to the hind season should be investigated.</li> <li>• Crofting consent for Gòbhaig communications mast is progressing. Draft heads of terms were received for the mast sites at Tom Rùisg, Àird Mhulaidh, it was confirmed that we accept the proposed one-off payment, and annual rent for this site.</li> <li>• Decrofting, Sith-phort, Croft 2 Reinigeadail: It was agreed that the valuation of £1000 should be used for this feu extension.</li> <li>• MH raised the issue of transparency for NHT board sub-committees. It was agreed that the relevant section on our website should be revised and that if NHT members wish to know more about the role or membership of a sub-committee, this information should be freely shared.</li> <li>• MH reminded the Board that annual NHT Community Consultations are upcoming, and that we should all be ready to contribute to this process.</li> <li>• It was agreed that the four Directors for Tarbert, and three Directors for Scalpay, should meet to discuss engagement and potential projects in their areas, for feedback to the rest of NHT board at the next board meeting.</li> <li>• SSEN confirmed they are willing to go ahead with a tree-planting project on the deer forest land parcel. As it has been difficult to engage with common grazings on this potential project, this is thought to be the route to delivery.</li> <li>• The Board agreed a grant for the local pupils to attend the Mòd, as was done in previous years.</li> <li>• MH will be at a meeting on 19 Sept with SCA and the crofter regarding the Scalpay Football Pitch. The Board was keen to accept whatever resolution both parties come to, on the condition that the associated legal responsibilities are suitably dealt with.</li> </ul> <p><b><u>Ranger's Report (FBG)</u></b></p>	<p>MH</p> <p>MH</p> <p>Tarbert &amp; Scalpay Directors</p>	<p>ASAP</p> <p>Mid-October</p> <p>Before next board meeting</p>

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	<ul style="list-style-type: none"> <li>• FBG will provide a full breakdown of this summer season regarding guided walks and donations at the next board meeting. In the meantime, the summary is that less people have attended ranger-led events this year, but donations were overall higher.</li> <li>• The calendar for the tree-planting season is now ready, and partners like the JMT will advertise it in the hope of attracting volunteers. As the aim is to plant twice as many trees as last winter, volunteers will be crucial.</li> <li>• The establishment of the Outer Hebrides Climate Hub, led by Climate Hebrides CIC, may lead to more development and projects at a community level regarding energy, food, crofting, fishing, and other activities. The Ranger Service will keep cooperating with the Hub, and the Board should expect to hear from them in the future.</li> <li>• Gunnera control is going well this year due to the overall good weather. While important patches were dealt with to the east of the estate, others will need more attention next year. Reinigeadail was mentioned as an area in need of greater attention next season.</li> </ul>	FBG	Next meeting	
5.	<b>AOCB</b>	<ul style="list-style-type: none"> <li>• MH raised a renewed request from Brenda Ford-Sagers of Eilean Glas lighthouse buildings for vehicular access along the existing path. The Board considered that granting a wayleave would be inappropriate while the conditions of the existing servitude for mains water pipes have not been met. Granting vehicular access will be reconsidered once the mains water pipe has been buried, the existing servitude allows for the exceptional use of vehicles to carry out this work.</li> <li>• The Finance sub-committee will meet before the end of October and circulate a report and proposed budget to the Board to allow agreement before the end of our financial year.</li> </ul>	Finance sub-committee	Mid-October
8.	<b>DONM</b>	<b>Monday 6<sup>th</sup> November 2023</b>		