

# NORTH HARRIS TRUST

## MINUTE OF MEETING

**TITLE** : The North Harris Trust

**DATE** : 08:05:2023

**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, Fañich Bihan Gallic, Finlay MacLeod, Phil Butterfield, David Wake, Tim Langley, Kirsty MacKay, Katherine Rodger

David MacDonald, Harris Forum Development Officer, Kenny MacLeod, Chair of Harris Development Ltd

Item	Summary and Action	Who?	When?
1.	<b>Apologies</b> <ul style="list-style-type: none"><li>Lena Morrison, Donald MacLeod, Kate Lewis</li></ul>		
4.	<b>David MacDonald, Harris Forum Dev Officer</b> <ul style="list-style-type: none"><li>Calum welcomed David MacDonald (HF) and Kenny MacLeod (HDL) to the meeting.</li><li>David MacDonald introduced himself as the Harris Forum Development Officer and gave a background of his role. David gave a presentation on the proposed Key Worker Accommodation Project. Three sites for accommodation have been identified on Tarbert Common Grazings and the Board were asked if the Trust would be willing to gift the land for the project. Tarbert Grazings Shareholders would still receive a 50% share of the land value as crofting compensation, funded by a Scottish Land Fund Application Three options were presented to the Board to take the project forward with the caveat that these options could be adjusted as required.</li><li>David and Kenny answered Directors' questions and David was thanked for the clear presentation before they left the meeting.</li><li>Directors discussed the request and agreed to support the project and gift the land on the condition that Tarbert Grazings Shareholders are in agreement. The degree of Trust involvement in the project will be discussed at the next meeting.</li></ul>		
2.	<b>Minutes of Previous Meeting and Matters Arising</b> <ul style="list-style-type: none"><li>Minutes were approved by D J Morrison and seconded by Finlay E MacLeod.</li><li>No matters arising.</li></ul>		
3.	<b>Conflicts of Interest</b> <ul style="list-style-type: none"><li>D J Morrison recognised a Col for a proposed Trust AECS application.</li></ul>		

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5.	<b>Appointment of NHT Office Bearers and Reps to the NHTC Board</b>	<ul style="list-style-type: none"> <li>• Calum expressed a desire to stand down as Chair of the Trust but Directors elected Calum as chair for another term. Calum accepted the position but recommended considering succession planning throughout the term. Tim was re-elected as Vice Chair.</li> <li>• Barbara, Kirsty and Tim will continue to represent the Trust on the Trading Company Board.</li> <li>• The Chair of the Trading Company has resigned from his position. It was decided to advertise for Trading Company Directors in the Dè tha Dol? and with posters and fliers at the Depot.</li> <li>• The current Board Champions were confirmed as continuing in their roles on Board subgroups.</li> <li>• The matter of Directors OSCR Governance Training was raised at the AGM. Training options will be investigated.</li> </ul>	Diana	ASAP
6.	<b>Signing of NHT/NHTC Consolidated Accounts</b>	<ul style="list-style-type: none"> <li>• Consolidated Accounts were circulated ahead of the meeting for Directors' review.</li> <li>• Accounts were signed after the end of the meeting concluded to avoid taking up unnecessary time during proceedings.</li> </ul>		
7.	<b>Quarterly Finance Report</b>	<ul style="list-style-type: none"> <li>• A Quarterly Finance update was provided by Paul on behalf of the Finance Subgroup. A discussion took place regarding more effective reporting in Sage. Angus MacDonald, CIB, visited the office last Wednesday to discuss options. Mann Judd Gordon had raised the possibility of moving the accounts across to them, but it was decided to retain CIB as the Trust accountants. This can be revisited in the future if necessary.</li> </ul>		
8.	<b>Staff Reports &amp; Matters Arising</b>	<ul style="list-style-type: none"> <li>• Katherine presented the front page of the new website layout. Directors were happy with the layout and with Katherine's work.</li> <li>• David requested a director to meet with David MacLeod, CnES, on 17<sup>th</sup> May at 10:30 regarding the lack of skips at Urgha Depot. Phil Butterfield volunteered to attend.</li> <li>• The Meavaig Housing Project was discussed, and further information will be available after the Housing Subgroup meeting on Wednesday night.</li> <li>• The proposed budget for the site is £263k of ringfenced Trust funds with a further £200k of RHF funding available. Indicative costs of £500k have been received and David requested access to a further £87k to allow the project to work to this cost with 10% contingency. The Finance Subgroup requested more information before a decision could be made.</li> <li>• Barbara requested that important information be circulated around all Directors as well as Subgroup Directors.</li> <li>• Fañch informed the Board that tree planting season has concluded with 22120 trees planted.</li> <li>• Guided Walks have resumed for the summer season.</li> <li>• Fañch prepared a response to the proposed HPMA on behalf of the Trust and circulated among various media outlets.</li> <li>• It was agreed that Michael would represent the Trust at the Community Land Scotland Annual Conference at Sabhal Mòr Ostaig on the 2<sup>nd</sup> &amp; 3<sup>rd</sup> June.</li> <li>• The Croft Purchase Policy was agreed and adopted.</li> </ul>	David	After Housing Subgroup meeting

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	<ul style="list-style-type: none"> <li>• HHP had shared indicative plans for the proposed Scott Road development. It was agreed to proceed with signing the sale agreement after meeting with Tarbert Grazings Shareholders to confirm their agreement and on advice from Trust solicitors.</li> <li>• Michael met with the tenants of Iomairt an Obain to discuss a review of rent. The tenants jointly proposed a standardised rental figure, but the Board felt that a higher rental figure would be more appropriate in light of Trust management and maintenance costs. Michael will revert to the tenants with the revised proposal</li> <li>• Rionnagan Og have requested a rent reduction for the Softplay building. The Board felt that as the Softplay was a great community facility to offer to transfer ownership to the group if they are interested.</li> <li>• Agri Environment Climate Scheme (AECS) – <b>D J Morrison left the meeting at this point due to a Conflict of Interest.</b> Michael met with SAC Consultancy, and they are proposing a Moorland Management AECS application for the 12,852ha Deer Forest land parcel which would run for five years. Michael explained what was entailed and it was decided to proceed with the application. <b>D J Morrison returned to the meeting.</b></li> <li>• Michael's report contained deer management figures and the Board were happy with the figures presented.</li> <li>• The electrical wiring requires renewal at the Scaladale shed before occupation by new tenants. A quote of £1500 was received from the electrician. The Board agreed to instruct the electrician to proceed.</li> <li>• A funding request for the renewal and repair of Scalpay football pitch was received verbally from Scalpay Community Association along with a request for a cashflow loan. The Trust are not currently in a position to meet this request, but Directors unanimously agreed to offer to Resume the football pitch area and gift ownership to SCA as a goodwill gesture, if the croft tenant is in agreement.</li> </ul>	Michael	ASAP	
9.	<b>AOCB</b>	<ul style="list-style-type: none"> <li>• A funding request was received on behalf of the Tarbert Day Centre for a small donation for the running of the group. The Board agreed that a donation of £200 would be appropriate.</li> </ul>		
10.	<b>DONM</b>	<ul style="list-style-type: none"> <li>• 19<sup>th</sup> June 2023 in Tigh an Urrais and Zoom</li> </ul>		
11.	<b>Staff Work and Pay, Annual Review</b>	<ul style="list-style-type: none"> <li>• Staff left the meeting at this point to allow Directors to discuss the annual review of staff work and pay</li> </ul>		