

NORTH HARRIS TRUST

MINUTE OF MEETING

TITLE : The North Harris Trust

DATE : 21:02:2023

TIME : 7.30pm

VENUE : Tigh an Urrais and Zoom

Present: Michael Hunter, Calum MacKay, Barbara MacKay, D J Morrison, Diana MacLennan, Robert MacKinnon, Lena Morrison, Paul Russ, Kate Lewis, Fañch Bihan Gallic, Finlay MacLeod, Phil Butterfield, David Wake, Tim Langley

Calum welcomed Katherine Rodger, Marketing Assistant, to the meeting. Katherine will be on placement with the Trust for 5 months.

Item	Summary and Action	Who?	When?
1.	Apologies <ul style="list-style-type: none">Donald MacLeod, Kirsty MacKay		
2.	Minutes of Previous Meeting and Matters Arising <ul style="list-style-type: none">Minutes were approved by Finlay MacLeod and seconded by D J Morrison.Calum informed the Board that Mrs Ruth Scarr Hall had taken ill and is currently hospitalised. The Board conveyed their best wishes to Mrs Scarr Hall.		
3.	Conflicts of Interest <ul style="list-style-type: none">No Conflicts of Interest were declared.		
4.	Staff Reports & Matters Arising <ul style="list-style-type: none">Katherine gave an introduction and an outline of her work in the coming months.Papers were presented and Michael highlighted that interest had been accrued on the 32-day notice account. It was suggested that other account options could be considered by the Finance Sub-Group.No confirmation date has been received yet from the accountant or auditors for the AGM.Constantine Wind Energy (Monan) have been in contact regarding the SSE line replacement through their site and have expressed that they will not sign the consent until NHT are happy to proceed.Communication has been received from HDL regarding a proposed seasonal accommodation project. Three sites have been identified, one in the proposed Scott Road housing development, one behind units 2 & 3 at Iomairt an Obain and one adjacent to the house site previously sold at Sunnyhill. All three sites are on Tarbert Common Grazings and HDL have undertaken valuations for the sites. 2 blocks of 7-bedroom apartments are being planned for each site, to be owned and operated by HDL with local businesses and service operators being		

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	<p>the tenants. The Common Grazings shareholders have not yet been informed of these proposals.</p> <p>HIE have raised a potential double-funding issue if the Scottish Land Fund is to support site purchase, HDL proposed a solution to this where NHT would waive their share of the land sale with the standard burdens included. In this case the CG shareholders would still be compensated with their half share of the valuation. A discussion took place regarding this proposal and the best way to proceed. The Board concluded that they perceived the project as a business development and so determined that NHT should not waive the land sale. It was decided that the Trust would obtain a valuation for the three sites and approach the shareholders to inform them of these developments. Shareholder agreement would be required before proceeding. Further information on the current plans for the developments, including site layouts, will be requested.</p> <ul style="list-style-type: none"> • Aline and Soval Estates have agreed their deer stalking leases and these are ready for solicitors' attention. • Reasort Estates have indicated that they do not wish to participate in a hind cull over the 2023-24 season. Other options will be investigated. • Calum will attend an NHT – Harris Stalking Club meeting on 27th March as Michael has a conflict of interest as a club member. • NatureScot have proposed a six-week extension to the hind cull season but, due to cull targets being met and confidence in continuing to meet targets, the Board felt this was not an appropriate action for NHT. • After contact from the previous tenant's solicitor, our solicitor has advised that a forcible resumption for the house site on Croft 2 Ardhasaig is a viable option. If the resumption was successful the Trust could sell the site on the open market or offer it to the current tenant at a discounted rate. Either way, the previous tenant would be offered compensation for the improvements on the croft. The Board agreed to proceed with the forcible resumption after the current tenant has been informed of the decision. The Board felt that a conclusion is required and this seems the best and fairest way to do so. • Michael has updated a number of lease terms in the past few weeks resulting in extra mast income in the short term but, as forecast, a reduction in some of the income in future years. • Frank Smart has requested to renew his Seasonal Grazings lease for this year. This was agreed. • It was highlighted that the directors due to stand down by rotation prior to the AGM will be confirmed at the next meeting. • An approach has been made by ██████████ to gain an extension to their Title for an area of ground they have been occupying for a number of years. A valuation was sought and it was agreed to offer it to them for the valuation value of £8000. • Additional funding has been received from HES for asbestos and metalwork removal at the Whaling Station. • The West Tarbert Growing Project has been unsuccessful in securing funding from the Investing in Communities Fund. HVS had also received funding from Crown Estate for a polycrub and are willing to combine funds to make the project viable. David is applying to Awards For All for funding to allow the project to be staffed for the first year. 	Michael	Before next meeting
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	<ul style="list-style-type: none"> • Concerns were brought to the Board's attention that the Depot shop is in competition with other local businesses and adversely affecting trade. David will bring the matter to the NHTC Board. It was mentioned that requests for the Depot shop to expand their merchandise range was an outcome of the recent Community Consultations. • Fañch has received confirmation of funding for continuation of the Ranger service from Bòrd na Gàidhlig's Gaelic Officer Scheme. This, along with NatureScot funding, means the post will be fully funded until April 2024. • Fañch has been approached by a cruise company who wish to anchor at Loch Reasort and allow their passengers to go ashore at Direascal in June. They hope to have 200 passengers and wish to be accompanied by the Ranger. This will be charged at the usual daily rate in this instance, but it might be worth considering landing fees if it is to become a regular occurrence. • Fañch will forward an information booklet received from OHT to directors. • Fañch attended a meeting of the Outer Hebrides Heritage Forum in Balallan recently which was beneficial for networking. • The Board decided that Pàirc an Dotair would be a suitable name for the Growing Project site. 	<p>David</p> <p>Fañch</p>	<p>Next NHTC Meeting</p> <p>ASAP</p>	
5.	AOCB	<ul style="list-style-type: none"> • Michael shared an updated budget plan from the Financial Plan. A couple of revisions were made recently including the Growing Project funding, £3000 YPI money being transferred to another group who wish to undertake the Youth Project and £3000 allocated towards 20th Anniversary celebrations in the summer. 		
6.	DONM	<ul style="list-style-type: none"> • Monday 27th March 2023. 		