

Kinlochbervie Community Company

Minutes

29 June 2016

Harbour Offices

6:30 pm

1. Present

Graham Wild, Christine MacKenzie, Lawrence MacLeod, Donald MacLeod, Margaret Meek

2. Apologies

James MacDonald

3. Update on Projects

3.1 Loch Clash – Phase 1

The concrete is finished. The retaining wall is still to be built. SSE will hook up the electricity. The water needs to be connected. Highland Council has issued a caravan site licence.

The only issue is the drains to the sea. One section has not been done since the original was not put through properly. It will be necessary to contact Highland Council about this.

3.2 Loch Clash – Phase 2

We have begun to think about Phase 2. The Big Lottery's Awards for All has awarded us a grant of £9,200 for an Options Appraisal and Business Plan. The budget is £12,000 so we are currently seeking funds for the shortfall. Alan Jones will do the Business Plan.

We have also put in a pre-application to Highland Leader for the shortfall in the Business Plan, an energy study and architectural drawings. If we are successful at this stage, we will be invited to submit a full funding application.

Graham stated that it would be good to expand the site to the edge of the pier - the part where the toilet block had been located.

3.3 17 Manse Road

The lease has been signed and work has begun; the kitchen has been cleared.

We will need to get a price for painting, decorating, carpets and blinds. Several firms were suggested. We will need quotes for both 17 and 18 Manse Road.

It was agreed to set the monthly rental at £500 per month.

3.4 18 Manse Road

We have contacted Highland Council about acquiring 18 Manse Road on the same terms as 17 Manse Road and have submitted a Business Plan. HIE have awarded us a grant for professional fees (legal fees and preparation of a site plan). Highland Council will make a decision on whether the house is “surplus to requirements” at the August meeting of the Resources Committee.

3.5 Community Broadband

The Phase 1 study (completed March 2016) looked at the current state of broadband in the area. Unfortunately, community broadband would only be financially viable if it was entirely run by volunteers.

Margaret attended a joint meeting of local communities in North and West Sutherland. The general feeling was that the broadband situation was changing rapidly and that we ought to act together rather than as separate communities.

The Scottish Government has announced a target of everyone in Scotland receiving download speeds of 30 megabytes per second by 2021. Community Broadband Scotland will be commissioning studies to assess the current availability of broadband. The first study will be based on post codes and is expected to be finished within 12 months.

4. Discussion on Secretary/Treasurer Position

Alun Owen, who was one of the founding members of the Kinlochberrie Community Company, has resigned from the Board. Graham and Margaret will write a letter thanking Alun for his dedication and contribution to the Company.

Margaret will become the Secretary and Graham will take over the duties of Treasurer. Christine reported that the Company has 2 bank accounts. The current account has £1,192.76 and the Bonus Saver account has £16,001.12.

5. AOCB

Graham has approached Dougal Lindsay (Factor, Reay Forest Estates) about the possibility of acquiring the fish sheds at Loch Clash. He was supportive but the final decision lays with the Duke of Sutherland. The buildings are in poor condition and will need to be secured while we look for money to regenerate them.

Doors are needed. Also, the metal roof is falling apart; parts have flown off and have landed nearby. Removing the roof will let moisture in and lead to further deterioration of the structure. Covering the roof with netting might be a short term measure.

6. Next Meeting

The next meeting will be in August. A date was not set.