

Kinlochbervie Community Company

Minutes

31 May 2017

Harbour Offices – 6:00 pm

Present

Graham Wild, George Corbett, Christine MacKenzie, Lawrence MacLeod, Donald McLeod, Margaret Meek

Also present: Barry Pearson, local artist and architectural designer

Apologies

James MacDonald

1. Minutes

The minutes of the last meeting (14 February 2017) were approved. George moved, Donald seconded.

2. Update on Projects

2.1 17 Manse Road

- Very close to completion but lots of loose ends like connectors on bathroom fittings
- It was agreed to ask Marcus Laing to do the wet walls in the bathroom
- The tenant has done the tiles and has purchased the white goods
- Shelves will be installed in the kitchen where the boiler had been

2.2 18 Manse Road

- The Ward Councillors have awarded us £3,500 from the Ward Discretionary Fund
- Work has begun and there is nothing standing in the way of the work progressing

3. Loch Clash – Phase 1

- Since opening at the end of August 2016, the Stopover has made just under £2,000
- A magazine called BritStop has advertised the site as free and this has caused some problems – one visitor complained and Graham has contacted the magazine to correct the misinformation
- There have been a few times when the site has had more than 5 visitors
- Our licence is restricted to 5 and a new information sign is being ordered
- There is no mechanism in place to reserve pitches for visitors who wish to stay more than one night
- There was a discussion about using traffic cones to reserve places
- Some campervans also carry their own reserved signs
- Lawrence suggested that directional signs for the StopOver might also say something like “NC 500 friendly” or “off-route friendly”

4. Loch Clash – Phase 2

4.1 Design Charrette Drawings

- There was considerable discussion about the second version of the architect’s designs
- The Board felt that it didn’t reflect our specific wishes as expressed in the design principles
- The most common reactions were that the building was too long (52 metres) and didn’t address access and parking
- Graham has done a layout of a 16-berth 2-storey bunkhouse that has a building footprint of 20 x 10 metres
- The architect’s design was for a 24-berth bunkhouse; it may be necessary to reduce this in order to reduce the overall size of the building
- The design also seemed to be a direct copy of the Loch Duart building with 2 buildings stuck together; this didn’t make sense
- Suggestions included having a 1 ½ storey building with dormer windows or just having a bunkhouse if size was an issue
- The Board asked Barry to work with the design for a few days and come back to us

5. Salmon Bothies

- We are still waiting for the transfer of the buildings; the delay seems to be with the solicitors for the Reay Forest Estate
- The roof is deteriorating quickly; Margaret suggested a product called Box Profile for a new roof
- She suggested a structural assessment but it was felt that Board members had sufficient expertise to determine the work required to restore the buildings

6. Community Broadband

- Some community members who live outside the village boundaries have reported a decline in speeds since the installation of fibre broadband
- The Community Council has received a letter about this
- Christine (Rhuvoult) and George (Achlyness) stated that this been their experience as well

7. AOCB

7.1 VDLF

- The Highland Council's Vacant and Derelict Land Fund had allocated £62,000 for Loch Clash – Phase 1.
- We were underspent by over £10,000
- Despite this, the Council refused to pay almost £1,000 for the drinking water tap and extra signs.
- We also received approval for water connection expenses but an invoice for this has yet to be received
- We would like to be able to use the extra VDLF money on the tap and signs as well as other projects; e.g. the salmon bothies or 18 Manse Road
- We also need assurance that the water connection expenses will be paid
- We have tried repeatedly to contact Alan Webster, the Council's Principal Regeneration Office, but without success.
- It was decided to send a letter to all 3 Councillors informing them of the situation
- The letter would suggest a face-to-face meeting to discuss our projects; this could take place either in KLB or at the Highland Council offices

8. Next Meeting

The next meeting will be held on Wednesday 28 June 2017 at 6.00 pm in the Harbour Offices.