

Minutes of the Meeting of the  
Helmsdale and District Development Trust  
held on the 20<sup>th</sup> August 2015  
in the Community Centre

<b>PRESENT:</b>	<b>APOLOGIES</b>
Barbara Jappy (Vice Chairman)                      Rona Ellis Karen Sutherland (Treasurer)                      Jean Sargent Valery George (Secretary)                      Paul Harrington (LDO)	Ruth Whittaker Alan MacRae
<b>ITEM</b>	<b>ACTION</b>
<p><b>Welcome &amp; Apologies:</b> The Vice Chairman welcomed everyone read out the apologies.</p> <p><b>APPROVAL OF MINUTES:</b> Proposed by Karen Sutherland and Seconded by Rona Ellis The minutes were approved with following amendment 'to circulate the Windflow Hammer presentation'</p>	
<p><b>Matters Arising from the Previous Minutes</b> Coupers Yard Ph informed the Board that a meeting had been arranged with George Mario Hamilton (HC) in a fortnight.</p> <p>JS was delighted to report that the path behind the golf course to the Borranchan gates had now been cleared of gorse. She continued by thanking PH for 'having a word'.</p>	
<p><b>FINANCE</b> KS presented the latest bank statement and asked if there were any questions. She continued by saying that she had resolved the issues re the contract with Lionacleit. She added that the rebates in the restricted fund would be moved into unrestricted and then could be used for other expenses (SSE -£8k &amp; 2 Credits from BT)</p>	
<p><b>COMMUNITY COMMUNICATIONS</b> <i>Helmsdale.org website ongoing</i></p> <p><b>Social Media</b> RE said that the Facebook page was started by Pete Carson. It was agreed that a new page be set up and that RE would undertake the management. RE asked for the password for the HDDT website.</p> <p><b>Newsletter</b> It was agreed that the Newsletter was very informative and thanks were due to PH for getting it out in time for the Highland Games.                      <b>Agreed</b></p>	<p>RE  PH</p>



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<p><i>LDO Report cont.....</i></p> <p><b>RENEWABLE ENERGY</b></p> <p><b>Navidale</b></p> <ul style="list-style-type: none"> <li>• Triodos have made the decision to not provide project finance in totality for the 2 turbines, because “Given the size of the project and technology being used it is difficult to make this work using project finance”.</li> <li>• As I have already made contact with Scottish Enterprise Fund, Social investment Scotland and Clydesdale Bank, and forwarded the financial projections for consideration.</li> <li>• I met with the planners several weeks ago, as the MOD had requested that the turbines be relocated due to interference with radar at Lossiemouth. They have been moved, approx 100 metres, and the planners indicated that a new application be made. If this was the case, then it would be unlikely that it would come out of planning in time for the FiT digression, which is expected to be around 30% less. After indicating our intention and aspirations, they relented, and have agreed to contact the statutory consultees for additional comment.</li> <li>• Planning decision will be made w/c 7<sup>th</sup> September.</li> <li>• The feedback received at the games was mixed, although positive, after explanations given for the reasons around investment/ownership, and the benefit to the community in the longer term.</li> <li>• We should be encouraging people to contact Highland Council planning department to record their objection or support for the proposal.</li> </ul> <p><b>HOUSING</b></p> <ul style="list-style-type: none"> <li>• Awards night Tue 25<sup>th</sup> at Strathpeffer Pavilion, 6pm for 6.30pm start, minibus leaving from CC at 4.30.</li> <li>• I met with the CEO of HHA Charitable Trust, regarding the loan and security of the plots, and informed them of the current situation.</li> <li>• After discussing the various options, they have requested a full update and report, with a request to extend the loan facility for up to one year. Their trustee meeting is in September, and will require the report by the end of August, for consideration.</li> <li>• I have booked the Valuer to undertake an up to date valuation of the plots, for Thu 27<sup>th</sup> August.</li> <li>• Advice from AHS and Solicitors has been that to spend monies on an aggressive marketing campaign, would not provide the desired result. Both are of the opinion that the HSPC website is more than enough, as is the monthly paper. It has also been suggested that we place a DIY sign on the A9 at the top of the Glebe to also market.</li> </ul>	

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<p><b>SUTHERLAND ESTATES – Portgower Hall Meeting 20<sup>th</sup> August 2015</b></p> <p>PH advised the Board that he sought clarification around several issues in relation to the status of the proposal from Hughie Donaldson and Liz Howard from HIE. He then updated the Board on last night’s meeting in Portgower.</p> <p>JS thought the numbers were down on the previous meeting. PH replied that there were 23 attendees many of them out-with the crofting community and eight people had signed up for the Steering group.</p> <p>PH then explained HDDT would act as facilitator, initially, and it is envisaged that the project would become a trading subsidiary of the HDDT. He added that this was a unique and exciting opportunity.</p> <p>PH continued by saying that a letter to inform the HDDT membership and community south of the river would be balloted and then the entire community would be informed. A general discussion followed on the skill sets to make- up of the 3 elements of the Steering Group – Mapping, Renewables and Business Case.</p> <p>He concluded by saying that he would be speaking to SLF to start the funding process. He added that this would be 95% funded but the 5% to be found by the community could be in kind costs.</p> <p>At the meeting a question was asked regarding the liabilities, if any of the effects from ‘Radon Gas’. PH has contacted Sutherland Estates and is awaiting a response.</p> <p style="text-align: center;">There being no further business, the meeting closed at 21.10 hrs</p> <p><b>Diary Dates</b></p> <p>24<sup>th</sup> August Rural Housing Task Group Edinburgh  25<sup>th</sup> August Community Initiative Awards Strathpeffer. The community minibus would leave the Community Centre at 4.30pm. The event was due to start at 6.30pm and there would be a buffet.</p> <p>27 August Visit from the Westray Trust  30/31 August DTAS Conference  1 September TOIL  3 September HDCC Meeting  8 September Community Empowerment Roadshow Lairg - PH said there were many changes in the above Bill and that he would be going and if anyone wished to attend to let him know.</p> <p style="text-align: center;"><b>Date of next meeting Thursday 24<sup>th</sup> September</b></p>	PH