



Minutes of the Meeting of the  
Helmsdale and District Development Trust  
held on the 22<sup>nd</sup> January 2015  
In the Community Centre

**ACTION**

**Creative Place Awards – Seating**

(Creating seating around the Community made from recycled materials)

PH updated the Board by saying the partnership with Timespan would involve distance part management by HDDT.

There would be an artist (due to be appointed in February) who would involve the local Community groups in the project. The costs of the recycled materials etc are yet to be determined.

RW asked how many 'artists in residence' were currently working at Timespan.

PH replied that they have four and over the winter have been staying in the Helmsdale Station House.

**LDO REPORT – Thursday 22<sup>nd</sup> January 2015**

**HOUSING**

- Valuation No: 6 took place on 8<sup>th</sup> December to the value of £27,254.04
- Handover took place on Monday 8<sup>th</sup> December, with tenants signing for the homes on the same day.
- A defects list has been compiled, with some items for immediate attention, and some in March 2015
- Completion certificates have been received by Architect & Highland Council
- The open day went very well, with approx 40 people through the doors
- AHS took on the management of the homes on Monday 15<sup>th</sup> December, therefore the first payment will be received by end of January, and subsequent payments monthly thereafter
- SSE have received the sub-contractor invoices and will be making a refund payment at the end of January 2015

**FILLING STATION**

- All costs for 'pre-development works have been provided by the two Design Teams.
- These have been added to the BLF pre-development application form and will be going off this week.
- As part of the pre-development works, BLF have referred us to two organisations. Social Investment Business – to evaluate the sustainability of the project, and Blake Stevenson to support the application in terms of evidence of need, outcomes/indicators and self-evaluation.
- SIB highlighted 3 areas of potential income to support the revenue and income streams – these were 'explore facility for vending area / coal storage container / automated collection-delivery for couriers. All these actions do not provide a great deal of material income/revenue, but more importantly, they can interfere with the operation of the filling station.

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**FILLING STATION *continued***

- We will need to go to community consultation AGAIN for the purposes of the application, to bring this up to date – costs for this are included in the £50k allocated by BLF.

**BROADBAND**

- Our CBS development manager has left and moved to the south of England. I have been in touch with her temporary replacement, Sandra Byrne, to move this forward.
- Helmsdale is due to receive – in the plan – NGB in the autumn this year.
- CBS recommended that we undertake an ADSL Bonded Service x 6 – 4 units for the domestic element and 2 x for RSPB needs (as an Anchor Tenant). This would be reliant upon working with Vodafone, and as of Tue 20<sup>th</sup> Jan, the cost of the 'Backhaul' would be in the region of £17,000 per annum – this is far in excess of what we had been led to believe – we hope to have backhaul costs in the region of £6k per annum.
- Therefore, we will be working towards a Ethernet connection from the cabinet – Wi-Fi to various points/masts on the hills around.
- CBS are now moving the project to a boots on the ground survey, which will indicate potential mast sites, so that we can engage with the relevant landowners.

**GORDONBUSH**

- With regard to the Rogart request to leave the fund, all 3 CC have declined this – confirmed. However, Rogart CC are now looking at their options and may challenge this legally.
- As a result of the panel meeting in November, myself and 3 others will lead the steering group for the apprenticeship scheme, which will hopefully start in November 2015
- VG-ES, on behalf of the panel have been carrying our information sessions, completion of questionnaire throughout the week.
- These will be presented to the steering group during February, and the panel at the next meeting in March 2015.
- The panel have negotiated a FIXED variable payment from SSE, to the value of £36k per annum for the next 20 years – it is this money that we have identified and ring fenced to support the fund the apprenticeship scheme.

**WAR MEMORIAL**

- The application to the War memorial Trust has been completed sent off before Xmas and confirmation received. Outcome of this takes approx 4 to 6 weeks

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<b>LDO Report <i>continued</i></b>	<b>ACTION</b>
<p><b>COMMUNITY TRANSPORT</b></p> <ul style="list-style-type: none"> <li>I believe that I have taken the group as forward as much as I can at the moment. I therefore propose to cease direct involvement by the end of March, but still providing support when needed.</li> </ul>	
<p><b>COMMUNITY CENTRE - EWA</b></p> <ul style="list-style-type: none"> <li>I have been doing a lot of work, sourcing funding and scenario planning for HDCA/EWA as they have been unsuccessful in their LCT application.</li> <li>Met a couple of days ago with John MacGregor, Minister for C of S, who has done some background work on their Go For It funds. Very positive meeting, and will have some news early part of week commencing 26<sup>th</sup> January.</li> </ul>	
<p><b>KITCHEN GARDEN <i>update</i></b></p> <p>PH read out a report from Rona Ellis (see attached). He continued by saying that HIE had committed 40%, for land purchase and the Scottish Land Fund would contribute to costs and Solicitors fees.</p>	PH
<p><b>Any Other Business</b> <b><i>AGM Date</i></b> PH reminded the Board that the date of the AGM would need to be set at the next meeting.</p>	ALL
<p><b><i>Housing Opening</i></b></p> <p>PH said that he invited the First Minister to the Housing Opening and had an acknowledgement of receipt of his letter and would give an answer within ten days.</p>	PH
<p><b>Community Energy Scotland proposed visit</b></p> <p>PH said that LF had received an invite (from Community Energy Scotland) to visit a renewable energy project (for Community use only) at Feldheim near Berlin. He continued by saying that they needed a reply in three weeks and that the approximate costs would be £500 but there would be HIE and Micro grant financial assistance. He continued by saying that he would circulate the information (by email) and that responses would be required by the next meeting.</p> <p>PH reminded everyone of the diary dates &amp; the next meeting would be 19/02/15</p> <p>As there was no further business, the Chairman thanked everyone and closed the meeting at 2024</p>	PH ALL