



# DUNVEGAN COMMUNITY TRUST

## Committee Meeting Minutes: 08.04.25

### 1 Welcome & Apologies:

Present: Katy Lawrence (KL), Mali MacLennan (MM), Stuart Cullen (SC), Katie Mitchell-Wright (KMW), Leona Coull (LC), Jason Bold (JB), John Laing (JL) - DCC rep

Present on Zoom: Emma Jane Morrison (EJM), Bryony Anderson (BA)

Apologies: Slyvia Meyer (SY)

KL welcomed everyone to the meeting.

### 2 Adoption of previous minutes:

JB proposed

KMW seconded

**LC will upload minutes to the website**

### 3 Gaeltec

- After a site visit with Kenny Munro, it has been confirmed that there are no pipes under the building. KM is happy to instruct his solicitor to discharge the rights from the adjacent site and Corra is now reviewing a discharge document that the seller's solicitor has brought forward.
- BA has been looking at the reinstatement value. There have been previous conversations about putting off any costs until completion date, but with the reinstatement value, it needs to be known before this to be able to insure the place. Both insurance brokers that BA has spoken to have recommended a desk study valuation for a flat fee of £200 inc VAT - all agreed that BA should go ahead and arrange this.
- The seller would like to wait until the contracts have been exchanged before we try to arrange an asbestos refurb survey - BA will wait for completion date before arranging these.
- After conversations with RD, it was agreed that the two phase refurb was too expensive for us to undertake within the current funding picture. BA enquired about the possibility of just refurbishing the self contained Gym area as part of phase 1, they agreed that this could be a feasible project - RD thought it would come in under £500K. Some options that have been discussed are keeping the load bearing wall that runs through the building, as adding steel beams would incur large costs. This would not change the rest of the layout, just leave the gym partitioned into two rooms, which could be handy in the setting. A building warrant would be required for that stage of works so there would need to be a fire separating wall within the ceiling cavity and an accessibility ramp (external). RD going to consult engineers re the septic tank - they feel that it is currently only being used by 2 toilets, but if we were to put in more toilets and showers, would that be too much for the current septic tank to cope with. Rural Design have not been instructed to update plans at this stage. It would be good to get a costing from the QS for this extra work and then a quote from RD so that we would know what to expect.
- The windows and the roof are part of an expression of interest to CRF, and they do not think that these will require a building warrant. RD always prefers to work with aluminium clad wooden windows, but the cost difference between these and plastic windows could be huge. We have not had any quotes for windows as of yet, as we are still waiting to see the full schedule of windows in the building. RD will have good relationships with suppliers of windows, so it seems a good idea for them to seek comparative quotes.
- Local Energy Scotland have been in touch to say that we can update our application for the opening of the CARES fund, this would require the sale to be complete. All agreed

that we look at Solar PV and battery storage. The planning permission is currently for 30 solar panels but the supplier has said that we could get up to 45. We would need to get an engineer to check that the structure of the roof would be ok for this. We would need to do variation to the planning permission for this, at a cost of £150, all agreed for this to happen.

- If we were to add battery storage to this application, then we may need a building warrant as we would need a fireproof store for the batteries, RD to check on this with Building Control.

#### **Actions: BA to request rebuild cost assessment**

#### 4 DO Update

- The minibus has become rapidly more unreliable as the year has gone on. There have been numerous issues with the sliding door - the bus is of a fair age and could do with being replaced. MM has made an application to CRF for money to go towards a new bus, also included in that application, she has asked for money to be able to train 10 people in Midas, and for funding to be used to recruit someone that would be able to be a Midas assessor locally. MM needs to check with the community minibus association what specific requirements are needed for someone to be able to undertake this. All were happy for MM to do this. MM has also filled out an application to Struan to get some financial help from them for the bus. They use the bus to do shopping trips to Inverness and while keen to continue doing this, there is also the possibility of using a minibus to act as a shuttle bus from Struan to Dunvegan, to link up with public transport. There is currently no hybrid option that would be big enough, these seem to be only up to 8 seaters. MM did mention that she was made aware that Sleat have a community car, that is paid for by Highland Council - MM to make some more enquiries.
- MM has managed to assemble a working group for the sports pitch with members from lots of the different groups in and around the village. We are currently waiting on a report from the sports pitch consultant, Agrostis. It was hoped that we would be able to submit a planning application by the end of this month, but it is looking unlikely at the moment. MM spoke with Dorothy Gibb from the HC, and she showed her a peat management report which shows some quite deep peat area in the middle of where the sports pitch would be due to go. The sports pitch would need a whole new scheme of drainage.
- Liza is currently just finishing off the final version of the CAP. We plan to host an event on Saturday 26th April to showcase it all. MM will bring along a petition for registering an interest in the police house to the event.
- The large croft that runs from Gaeltec all the way down to the surgery is still up for sale, and MM questioned whether it would be a good community croft? Would it be worthwhile decrofting the whole area for housing, crofts, ponds, peat management plans. JL noted that in its current state, it's not a good size for splitting up into crofts. MM suggested we could start an international crowd funding campaign. There would be no restrictions on timeframe. There are lots of options of what could be done with the land, and house / shed on the land.
- It was suggested that we reach out to Ian Nicolson, the chair of Roag Common Grazings and enquire about the possible lease of the hard standing area up by the fire station - this may be of benefit once we own Gaeltec to be used as parking overflow, or if we manage to get some sort of community transport system in place, it could be used as a park and ride area.
- MM had the idea to get some pigs that we could 'house' in Cruachan woods and let them naturally rid the area of salmonberry, which it is currently choked with. If they were fenced in properly, this could work.
- MM was contacted by members of the Clan MacLeod parliament, who are due to visit Dunvegan next summer - they are hoping to send over a number of young MacLeods to come and volunteer in the area the week before the rest of the group arrives. They would like to put MM as their point of contact while here, but she is unsure of what that will entail. It was agreed that it is a good idea in principle for them to come over and do some volunteering in and around the village, but that MM is not sure she would want to micromanage them while they are here.

#### **Actions: MM to contact CMA re specific requirements for Midas trainer MM to make more enquiries about community car**

## **MM to contact Ian Nicolson**

### 5 Funding applications

- We received an application from Seall for £8900 for them to put on 3 events in Dunvegan Hall. All agreed that this seems like quite a large amount to apply for, considering that there is usually a Seall Small Hall event put on in the village hall each year and no extra funding is asked for. It was discussed and we have decided to ask Seall for a wider picture on this, whether we would be the only ones that they sought money for for these events, would these be over and above the other programme of events. MM is going to contact Alistair Danter in Edinbane to see if they have been asked for a similar grant to be able to put on events in Edinbane.
- We received an email from Melissa Mitchell Wright, who is looking to enrol in a SMO course to help her learn Gaelic. Melissa currently works at The Storr, but is on the supply list for teaching, where she has done some work at the local school in Dunvegan. She is hopeful that if she were to complete this course, it could help her to get more teaching work locally, given the lack of Gaelic supply teachers in the area. The applications for this course only open a few weeks before the start of the term and therefore she would not have written confirmation of her allocated place on the course, to be able to then successfully apply for funding. It was suggested that Melissa submits an application to our educational fund, and sends us over her supporting documentation when she receives it and she would then be able to draw down the funds in 3 separate transactions, if that is what would work best for her.

**Actions: LC to contact Jamie at Seall for more information**

**MM to contact Alistair Danter**

**LC to contact Melissa and invite her to apply**

### 9 DCC

- This year marks the 25th anniversary of the erection of the Millenium Stone - on Saturday 21st June the DCC will host a day of events. An afternoon tea during the day, with the junior pipe band playing, the archive centre will be there showing images of the original event. The evening will see a dance in the village hall, with music being provided by Calum MacPhail 2 piece band, from Inverness. MM has applied for a drinks license on behalf of DCT for the event.
- The roads in and around the village are beginning to get repaired, this is an ongoing job. We are still unsure on when the white lines will be replaced.

### 10 AOB

- KL mentioned that she is thinking of standing for local councillor at the next round of elections.
- JB received an invitation to a HIE event happening at the end of the month. This could be a great opportunity to lobby them and let them know all of the good things that we are currently involved in. JB or KL to attend if possible.
- MM would like to update some of our current policies - she will send them round the committee members and get approval for them.

**Actions: MM to update policies**

Date of Next meeting: Tuesday 20th May

**Meeting closed at 8.40pm**