



# DUNVEGAN COMMUNITY TRUST

## Committee Meeting Minutes: 1 July 2025

### 1 Welcome & Apologies:

Present: Katy Lawrence (KL), Mali MacLennan (MM), Stuart Cullen (SC), Katie Mitchell-Wright (KMW), Bryony Anderson (BA), Sylvia Meyer (SY)

Present on Zoom: Emma Jane Morrison (EJM)

Apologies: Jason Bold (JB)

KL welcomed everyone to the meeting.

2 Adoption of previous minutes: KMW proposed, EJM seconded

### **BA will upload minutes to the website**

### 3 Conflicts of interest

- none reported

### **Actions:**

### 4 Financial Update

- Balance in current account: £203,731.38, balance in savings account £209,917.78.
- Income of £202,432.28 so far from all sources (largely restricted project grants, also Community Benefit payment and some income from the minibus)
- Paid out £16040 in grants so far this year.
- Year to date: operating with cash surplus (with restrictions) of £41,543.55.
- There is a strong likelihood that we will be audited this year, if the purchase of the Gaeltec Buildings goes ahead as planned and there is any other income DCT will go over the income threshold of £500K. Our accountants have auditing capabilities with an independent provider. Need to make sure we follow all points in the financial policy - get dual authorisation for payments from bank by signing up to bankline (will wait to look for other banks until after all transfers are complete)
- Signing off draft accounts - all Trustees happy with accounts, MM to clarify which funds are SLF stage 1 or stage 2 as requested by the funder and send on to the accountant.
- VAT - discussed with accountant whether we should register for VAT and he said not at this point as the only claimable income is the small amount from the minibus.

### **Actions: Contact accountant signing off draft accounts and ask about auditing - MM**

### 5 Funding for DCT activities

- Gaeltec Community Hub Project - received CLLD funding for tool library start up.
- Gaeltec Hub - CRF area funding, requires purchase to be completed (will check in about title discharge), quotes (windows and roofing repairs) - architect concerned that window quotes might not be available in time,
- Gaeltec Hub - RCGF expression of interest is in and we find out if we're invited to apply in August.
- Orbost FH and Cruachan Woodland - SLF Stage 2 application submitted, HIE to send application form for grant funding towards this project
- Minibus - CRF area funding application being put in for new minibus and for MIDAS training for 10 people on Skye, including 2 people accessibility MIDAS training. Also funding includes driver assessor training for 1 person in Lothian. Application submitted to Struan Trust for £8000, DCT to contribute £10,000 (plus staff time to manage the minibus)

- going forward) - approved by all trustees. Have 3 minibus quotes, and have included travel to pick up the minibus in the CRF area fund application.
- Unrestricted funding application to Bank of Scotland fund for a volunteer manager who could organise events.
- Transport feasibility study - received CLLD funding to complete this, to include all local transport options and consultation. Mali to identify local stakeholders to invite to Autumn workshop, visitor survey out during summer. Investigating potential for a community car (might want an electric vehicle but it restricts use).
- Upcoming opportunities - Dunvegan Show, DCT to run the cafe (hot drinks and cake), Mali to contact Show Committee about what equipment we need, and post about donations of baking. Fundraising to be used for the minibus - donations box rather than pay per item.
- Windfarms - looking for projects to commit community benefit funds to, good time to be putting together information about projects (Gaeltec Hub specifically).

**Actions:**

6 Gaeltec Project update

- Title discharge documents making their way to parties to be signed, both solicitors working to get other documentation together for final push.
- Meeting with Rural Design - small amount of work to get building warrant ready to be submitted, larger funders being approached are wanting this work to be further progressed. Submitting as 2 warrants: building 1 (and external works) and building 2, Rural Design could adjust the building 1 warrant if funding situation shifts. Larger funders want project to be ready to start, so this building warrant needs to proceed, but work includes the need for a financial contribution from DCT, which would come from monies committed from reserves (£100K).
- CRF Area fund application - Rural Design tendering for quotes for supply of alu-clad windows (most likely route forward as more sustainable and long-lasting than uPVC). Query about applying to Isle of Skye Renewables Co-op, but timescale too tight for match funding for this. Have spoken to a contractor/project manager who has community build experience about what roofing work might be needed, got some advice but also a quote to investigate the damp and what roofing work is necessary to produce a report and schedule of works needed. With the deadline being the end of the month, getting the investigation plus 3 quotes from builders seems quite tight. Look into what is in QS appointment to find out if they can support this. Feed general conversation with contractor back to the architect to see if they can design the scope of the work in a more detailed way, but they may suggest getting specialist advice. For purposes of application may look at windows only at this point. Architect to get window supply quotes, SC could support with installation quotes.
- Architect costings to come through soon, including updated quote based on revised QS costings and hourly rate for extra work from Nicole.

**Actions: Follow up with solicitor regarding purchase - BA**

7 Playpark

- Wet pour repair complete and remains good, squeaky equipment has been repaired.
- Need more volunteers to take on inspections, not a huge form, but need one submitted weekly.
- Strimming quotes have increased, trustees approve the increased cost.
- There are some funds for ongoing work at the park, to include annual inspection costs, but also more investment in plants, perhaps herbs and bulbs. A volunteer day to tidy up park to be arranged at the end of summer/start of autumn.

**Actions: Enlist more volunteers for inspections - all**

8 Minibus

- Minibus currently off the road as it needs 2 replacement windows. Booked into garage in Borge and needs to be collected (as MM on holiday), KMW to cover.
- Quarterly inspection at Kenny's 16 July.
- Wheelchair lift not working at the moment, trustees decided to hold off and see if the funding is granted to buy a new minibus, but if the funding is not granted then look into getting it fixed.

- MM currently driving the minibus only as a volunteer, due to insurance considerations. There is a work event coming up where the minibus is to be used, but MM cannot drive it for work. MM to ask one of the other attendees to drive the minibus.

**Actions: Collect minibus from garage - KMW**

**Arrange driver for minibus for event on 2 September - MM**

9 Orbost Farmhouse

- SLF Stage 1 nearly finished - waiting on topographical survey and invoice from Community Housing Trust for the business plan.
- Dunvegan Trust contribution for years 1 and 2 of the project is stated in business plan as:
  - £10,245 year 1 (largely staff costs, matched with some from SLF)
  - £2,820 year 2
- DCT contribution to the refurbishment is currently suggested as £10,000, but could likely be higher, especially during the development stages.
- Decided the event to share the designs and get community feedback should be after a decision is received on planning permission.

**Actions:**

10 Community Action Plan

- Teen workshop planned for 1 August, will be catered with food bought locally

**Actions:**

11 Windfarms

- Ben Aketil public enquiry recently held, 6-9 months until decision made by Government whether this windfarm will be repowered. KL has recording of some of the evidence given which it would be useful to review. DCT get their core funding and funding for community benefit grants from Ben Aketil so need to know what is likely to happen.
  - *If repowered* we should be negotiating for better community benefits
  - *if it is not repowered* we should be looking at community buy out and small scale repowering using existing platforms. Would have to raise significant funds, perhaps more than Dunvegan can raise, so should think about the skye-wide fund and offering that other communities can invest
- KL has meeting coming up with Wind2 (Balmeanach and Ben Ska, Ben Ska consented but with a planning application to raise height of tips) to discuss community benefits. There is potential that the 40:40:20 split (with the 20% to the Skye-wide fund, as negotiated with Muirhall) will be rolled out to all developments, unless objections are brought forward soon. KL to share document from Shetland on social value from windfarms. Starting to request percentage of profit as well as community benefit.
- Muirhall and nearest neighbours negotiating party has streamlined to 5 individuals representing nearest neighbours, someone from Skye-wide fund may join after their next meeting. Email to Muirhall to request percentage of profit, no reply as yet.
- Skye-wide fund is now quite well represented with groups from across Skye.

**Actions:**

12 Funding Applications

- Funding enquiry from Dunvegan Community Hall for floor and roofing repairs (some costs not yet defined), how much of the repair cost can they apply to DCT for and what further funding do they need to find? There are external grants which could be applied for by the Hall Committee, eg Community Regeneration Fund, but these are a lot of work, would need evidence of governance process and multiple tender attempts rather than one quote which takes a lot of time to put together. MM has offered support to the Hall committee in terms of assisting with funding applications, but as the Hall Committee is their own separate organisation with their own constitution, those applications would need to be submitted by the Hall Committee. Decision to let the Hall Committee know that DCT feels the work needs doing and would like to commit funds, and the CAP survey provides a mandate to do this, but we'd like to look at Hall fundraising events, opportunities for match funding, and a future overarching plan for Hall development following these repairs. DCT Trustees need to consider designated reserves to see what funding is available outside the planned large projects.

- Portree Gaelic Choir seeking support for accommodation for members at the National Mod in Fort William. Can see their costs for this are increasing in accounts, and DCT supports this very active organisation with members who are living in the DCC area.

**Actions: Arrange grant payment for Portree Gaelic Choir - BA**

13 Update from DCC

- Coral Beach parking development has started, Neist Point should be finished.
- Next meeting is 29th July
- Lot of discussion on speeding in the village and on looking into LED speed signs from the council, first a speed survey which has been requested by Mandy Boswell.

**Actions:**

14 AOB

- Staff training - HTSI offer e-learning which for members is £25 per person annually, agreed MM and BA to use this for intro to GDPR training, but later in the summer.
- Payroll and HR support - accountant will offer payroll support, estimate of cost at £700-800 annually, they would register Trust as an employer then all staff registered in payroll software, pensions, holiday and pay managed by that team. Next steps are looking at contracts and policies, admin officer could assist, but trustees need to make decisions on working arrangements and benefits (whether statutory minimum or otherwise).
- DO meetups - useful gatherings of Skye Development Trust DOs to share knowledge, SLCVO have suggested that these meetings also form part of decision making for Skye and Raasay Futures (SARF) with part of the meeting discussing the Development Trust contribution to the SARF meetings. There will be a rolling host for the meeting (next one in Elgol), and a changing representative for the SARF meetings.
- CAB open day has brought up a project idea to try and recruit volunteers for CAB from the Dunvegan area (with DCT and DCC support, and funding for volunteer expenses), with the aim to have CAB representation in Dunvegan (perhaps at Gaeltec) once their training is complete. MM to write a letter to CAB suggesting the idea and find out how best DCT can support.
- As part of climate action week, Kilmuir Hall will put in an application to H&I Climate Hub for funding to host Home Energy Scotland for an event to support community with applications for support to make energy efficiency improvements to their homes. KL suggests that DCT join in to make this a joint event and committee agreed.
- Admin Officer role - discussing expanding the role to add a set comms task to the job description.

**Actions: Progress change to being an employer - BA**

**Letter to CAB suggesting project in NW Skye - MM**

**Application to H&I Climate Hub and event with Home Energy Scot - KL**

Date of Next meeting: Tuesday 12 August 2025

**Meeting closed at 9.45pm**