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| **Loch Broom Community Renewables** | | | | | | | |
| Minutes meeting held 24.03.2021 19:30 - Zoom | | | | | | | |
| Present: Rob Gibson (Chair), Alex Cochrane, Paul Copestake, Kathleen Donald, Sarah Donald (Di Rollo), Tim Gauntlett, Andy Kaye, Dave Maxwell, Sandy Osborne  Apologies: Seori Burnett, Robert Mackenzie, Alison Parsons  Others Present: Chris Perkins (works for Ecotricity) attended by invitation  Minutes: Edel Walsh | | | | | | | |
|  | | | | | | | |
| **No** | | **Details** | | **Action** | **Comment** | | |
| 1 | | Approval (and publication) of minutes of 25 February 2021: Prop KD / Sec SO | | | | | |
| **No** | | **Details** | | **Action** | **Comment** | | |
| **2** | | **Matters Arising from Previous Minutes** | | | | | |
| 2.1 | | Flow Enhancements | | PC | Carry Forward | | |
| 2.2 | | Lease Update | | RG | Ongoing (Agenda Item 7.1) | | |
| 2.3 | | Land Purchase Agreement  Ref RG’s papers distributed prior to meeting relative to ongoing discussions.  Looking towards LCR and UCT hope to co-host a community consultation mid-April regarding purchase portion of Lael forest via Community Asset Transfer. Land Fund has granted extra time to conduct consultation. UCT still deciding the lots they wish to take forward and are also considering their approval to enable LCR purchase the lots we wish. | | RG/AK | See Agenda Item 7.2 | | |
| 2.4 | | Power Purchase Agreement  SO in discussion with Localgen to achieve improvement on present tariff | | SO | Ongoing | | |
| 2.5 | | High School Hydro Project & Vision Day Goals – LCR to progress STEM project with Ullapool High School via SB.  DYW (developing young workforce) co-ordinator starts work next term, SB in contact. | | SD & SB | Ongoing | | |
| **No** | | **Details** | | **Action** |  | | |
| **3** | | **Treasurer’s Report** | | | | | |
| 3.1  3.2 | | Financial reported circulated by AK prior to meeting.  Handover  Online signatures now arranged with BOS. RM copied into all correspondence so he can pick up in new financial year. | | AK  AK | | | Ongoing |
| **No** | | **Details** | | **Action** | | | **Comment** |
| **4** | | **Generation** | | | | | |
| 4.1 | | Performance report shared by Paul prior to meeting.  If present conditions continue, will perform close to typical March or at minimum 90%. Close to >80% of long term performance. | | PGC | | |  |
| **No** | **Details** | | **Action** | | | **Comment** | |
| **5** | **Operating Update** | | | | | | |
| 5.1 | Gilkes attended site 17 March, examined mark on runner and polished it away. All testing complete. SO has requested them to investigate speed probe issue which could be to do with flexibility of mount on which its located. AK has advised insurers accordingly. | | SO | | | Ongoing | |
| **No** | **Details** | | **Action** | | | **Comment** | |
| **6** | **Community Benefit Fund** | | | | | | |
| 6.1 | TG gave an update on the CBF position at UCT where a gift aid claim to HMRC for £1114 was pending. AK advised member donations and supporting paperwork for this financial year was ready to submit to UCT.  The Board  approved an additional payment to the CBF and authorised payment (which was rounded up to £5k). Payment of the invoice from UCT for CBF  administration costs was also approved. | | AK | | |  | |
| **No** | **Details** | | **Action** | | | **Comment** | |
| **7** | **Lease Update / Hydro Land Purchase** | | | | | | |
| 7.1  7.2 | Signed lease lodged with the Registers of Scotland; Harper MacLeod and Joe Duncan have matters in hand.  RG made some enquiries with Community Land Scotland. They have never heard of problems such as LCR has encountered but are willing to look into matters on LCR’s behalf. If LCR would like to take out associate membership with CLS for a small annual fee, it would give access to a range of people who have been through the purchase experience. This in turn could help inform LCR’s decision to take proceedings further. No urgency with this.  **Hydro Land Purchase**  RG opened discussion.  Ref Paper 1, the interim report for a Just Transition Programme, RG keen to explore LCR’s role in the recognised benefits to be felt by wider communities due to increasing investment in native woodlands and peatlands.  Ref Paper 2, the Chair of the Scottish Land Commission notes the appetite among the public for land use. This meshes perfectly with what we’re working on.  There are processes involved in making decisions about land use. Primarily we’re looking for a way to secure our hydro corridor, map the land on either side and discuss its possible uses.  Scottish Gov has announced (subj to election) that they will proceed with SLF4 (Scottish Land Fund). Therefore LCR and UCT should act quickly. It’s essential we communicate with our members.  AK then outlined a series of next steps:   1. Submit formal written request to UCT that they withdraw their interest in A1 and 4b in favour of LCR 2. On completion, make non-financial referral to SLF (by phone) 3. Commence Stage 1 application. This can commence informally now. 4. Liaise with UCT to prepare for public meeting. Communication with membership can happen simultaneously 5. Agreement for funding proposal to be agreed in principle 6. LCR maintain control and management of this low-risk venture with new, separate bank account 7. Expand present working group with other directors and volunteers. B Planterose for eg has offered a free one-day onsite information workshop about woodland crofts and hutting 8. Establish levels of interest in crofts and hutting. Obtain expressions of interest. This could work in tandem with UCT with the working group feeding into both organisations 9. Identify potential number and location of crofts. This would need to happen prior to community consultation 10. Application to SLF needs to be strong including our financial and social benefits. Doe LCR propose hutting, crofting, low-cost housing? LCR needs to consider potential rental income from final plans. Additionally, the application needs to include a coherent plan that can be presented at public consultation.   A range of considerations now present themselves including insurance costs and liabilities, condition of existing tracks, a full understanding of existing access and access requirements, the re-establishment of walks, the requirement for a woodland plan. RG will explore costs of this.  Overall the view is held that this has the potential to build on the community benefit that this offers. We wish to collaborate with UCT to present our ideas and plans for purchasing this land. The board is favourable to progressing along the steps described above with no commitment.  RG will organise short drone film to support the April consultation and will liaise with Sandy Underwood in this regard | | RG  AK/RG | | | Ongoing  Ongoing | |
| **No** | **Details** | | **Action** | | | **Comment** | |
| **8** | **Chris Perkins** | |  | | |  | |
|  | CP described his background and skills. He’s a project manager with Ecotricity, planning for onshore wind power, experience with batteries, solar, grid capacity assessment and heads of terms with landowners. Uses geographic information systems, conducts site assessments and has access to all constraint databases. He also conducts environmental assessments and prepares statements.  Happy to volunteer with LCR.  Declared an interest (Ecotricity) but his involvement with LCR will be as a private citizen with usable skills. | |  | | |  | |
| **No** | **Details** | | **Action** | | | **Comment** | |
| **9** | **Mandatory Compliance (Grid Connection)** | | | | | | |
|  | Underway | | PGC | | |  | |
| **No** | **Details** | | **Action** | | | **Comment** | |
| **10** | **AOB** | |  | | | | |
| 10.1 | Ullapool Village Hall  Plight of village hall highlighted. Board is considering quotes for ASHP & Solar PV. Income decimated due to covid. Vital community resource. Support required. | | TG | | |  | |
| **Date Next Meeting** | | | | | | | |
|  | TBA | |  | | |  | |