

Loch Broom Community Renewables			
Minutes meeting held 28.07.2022 19:30 –Zoom			
Present: Rob Gibson (Chair), Alex Cochrane, Paul Copestake, Robin & Kathleen Donald, Andy Kaye, Alison Parsons			
Apologies: Seori Burnett, Sandy Osborne			
Minutes: Edel Walsh			
No	Details	Action	Comment
1	Approval (and publication) of minutes of 26.05.2022: Prop AP/ KD		
No	Details	Action	Comment
2	Matters Arising from Previous Minutes		
2.1	High School Hydro Project & Vision Day Goals Unable to make engineering offer at present. If opportunity arises, will pursue. School under extreme pressure at present. Will raise again in autumn.	SD & SB	Ongoing
2.2	Undelivered Lase See report attached.	AK	Ongoing
No	Details	Action	Comment
3	Operating Update		
3.1	Monthly Generation Average production rate 84%. Last two months of 2021 very good. The increased revenue means performance only just behind 2019/20	PGC	
No	Details	Action	Comment
4	Finance Update		
4.1	<u>Monthly Finance Update</u> June report was circulated and accepted and includes SMS (SSE subsidiary) payment. Agreed that AK will forward all financial reports to AP for uploading on Dropbox.		AK
4.2	2022 draft accounts will be presented at AGM. Will be circulated pre-AGM. Revert to AK with any queries pre-publication.		AK
4.3	<u>Budget Overview</u> AK circulated projected annual accounts 22 June. AK to draft share withdrawal rules for board approval AK circulated bank account and book-keeping arrangements. Need to identify treasurer		AK All

No	Details	Action	
5	Signage		
5.1	RG to obtain estimates for 2 options	RG	
No	Details	Action	Comment
6	AGM arrangements		
6.1	Suggested date 1 October with follow up meeting shortly afterwards. Hybrid Meeting at Ferry Terminal EW book Ferry Terminal 2pm 1 st October RG, AP & EW will work on arrangements for the AGM.	EW	
No	Details	Action	Comment
7	Website		
7.1	RG currently working on having films uploaded	RG	Ongoing
No	Details	Action	Comment
8	Organogram		
8.1	No feedback. Needs to be finalised pre-AGM as will be on as an item	RG/SB	
No	Details	Action	Comment
9	Chair's Report		
9.1	Finance Group Meeting RG hopes to circulate budget working paper showing financial costs and income. AP will liaise with SO Community Woodlands Group now comprises AK, SB, RG and SO FLS 10-year plan RG will discuss with AK and raise any requirements at AGM	RG/AP/SO RG	
No	Details	Action	Comment
10	Lease Update / Hydro Land Purchase		
10.1	<u>Hydro Land Purchase (Lochbroom Community Woodland Project)</u> Morven Gibson (formerly Director Development Community Assets) now working for HIE and has requested meeting. RG to arrange to second week August. LCR must purchase the hydro land for which no grant is available; initial benefits are cessation of rent and repayment of £30k bond with interest.	 RG	Ongoing

	<p>Topographical survey a necessity and SB trying to obtain estimates. RJ Macleod can't do actual digging but could possibly assist with survey work. Bobby Ross might be able to assist with digging.</p> <p>Topographical Survey key to pre-planning application for pre-planning consultation. SB to finalise topographical survey details in meeting with Community Assets</p> <p>AK has "set aside" £7k for this development. Costs will be met from LCR funds.</p>	SB/RG	
No	Details	Action	Comment
11	AOB		
11.1	Another clearing day required as signage now being covered. Possible date early August.	All	
No	Details	Action	Comment
	Next Meeting		
	1 October 2pm Ferry Terminal - AGM		

Board Minute 2.2 Undelivered Lease

Introduction

The final step towards completing the registration of our lease should have happened in 2018 and its completion is LCR's responsibility under the terms of our lease with FLS. The initial delay arose from FLS's inability to produce the final lease drawing due to circumstances outwith their control. This aspect was resolved, and the registration process proceeded via Registers Scotland but remains incomplete.

This is an entirely unsatisfactory position which needs to be resolved ahead of the proposed land purchase.

Recommended action

A Board member take this forward directly with our MSP. Maree Todd has the background papers on our dealings with FLS and our request should be for her to assist in bringing the lease registration to an immediate conclusion.

The FLS Complaints Procedure

The procedure here is relatively straightforward. However the issues are complex and varied. Experience tells us we will be going over old ground with a direct complaint to FLS and this approach is not recommended. The referral to Maree Todd was to highlight the serious difficulties for small community groups in dealing with FLS. More importantly,, the FLS commercial strategy is essentially a "one size fits all" approach which fails at several levels.

Recommended Action

LCR seeks a follow up meeting with Maree Todd to discuss the way forward to address the wide ranging problems raised. At their heart are major issues which impact negatively on the social and economic viability of rural communities. Also a discussion on the issues with HIE may be appropriate.. We should decide on how best to do this under the leadership of a specific volunteer.

ADK

July 2022