



A meeting of NCDC was held on: Wednesday, 25th January 2023, at 7:30pm, at the Ollaberry Hall

Present – Bob McGeady (RM - Chair), Harry Haslam, John Alex Cromarty.

In Attendance – Charlotte Anderson, Iain Davidson, Yoyo Buchet, Mandy Hunter, Stephen Moore.

1. Apologies – Bill Manson, Margaret Roberts, Alistair Williamson

2. Approval of Minute – Minutes of meeting on 30th November 2022 were approved by HH and were seconded by RM

3. Nortenergy Update: Nortenergy Loan Agreement – ID reported back on a conversation with Tony Cameron of Harper MacLeod regarding latter drawing up an official Loan Agreement. The price quoted would be between £1500 and £2,000. If a side letter was required regarding a further advance of £100K in first quarter, this would be at a further cost.

Some directors were taken aback at the mention of a further loan as they did not believe that this had been agreed. ID explained that TC would have taken this from the draft agreement drawn up and sent to Nortenergy. A copy of this was requested by these directors. Meanwhile ID could go back to TC and accept the quote but tell him that no side letter was required.

Action: ID to forward docs to directors and to contact T Cameron

4. Growing Local Project – MH and Yoyo reported that their proposal had been approved by the 3 directors who responded and that they were now in discussions with the Planning Dept. about the siting of the Polycrub at the Nortenergy site, prior to applying for planning permission. They had calculated a surplus of around £14K from the original funding for the project by the end of the financial year, which they were confident would cover the costs of this part. They also reported that the intention was now to split their duties (when they have left) between the Gardener position and CA, thus saving on the cost of employing 2 people.

5. Financial update – WM was not present to provide an update but reported that all was well with the finances and roughly in line with the projected budget figures to date. Planned meetings between BM, CA and ID had been postponed due to ill health.

6. Hillswick shop update – JAC reported that the Hillswick Shop was continuing to trade well but was likely to produce a small loss at the financial year end. Employee problems were being resolved and main issue was to recruit more directors and appoint a new Chair. A new fridge was needed and CA was looking into potential grants and staff were considering

a fund raiser among customers. One of the Shop directors was putting together a proposal to NCDC, similar to Nortenergy's

7. Weaving Shed update – ID reported that he was communicating with the artist due to take up a residency in March/April to agree what was expected of each party. Esme Wilcock had booked the Gallery for July and part of August again for her exhibition. Charlotte's proposal for a collective of Northmavine artists to use the Gallery as a Craft Shop was looking unlikely to happen this year due to the number of bookings already in but it was hoped that it could happen next year, with GJ very keen and willing to ease back on the Artist-in-Residence program. There were several AirBnB bookings in already for this season.

8. Old Urafirth School Update – CA reported that she was having a meeting the following morning with PH of Scottish Land Fund to find out if the funding application for Phase 1 had been successful. Phase 1 would include the cost of the Housing Needs Analysis and Architect's Conceptual Drawings. Simpsons had been instructed to carry out a valuation and CA was currently working on the business plan for Phase 2 funding

9. Matters Arising – Nothing Further

10. AOCB

Resignation - HH announced that he would be resigning as a director as he and Yoyo were leaving Shetland. RM noted his thanks for all that HH had done during his time on the board and wished him well.

Junior Board – RM asked if there was any progress. CA reported that she had met with Loren Manson, student support at Brae High School and Lynsey Hall SIC before Christmas and they thought there would be some interest from students so she was going to email Loren again about meeting with interested students.

Action CA to progress

Clerking Fees – ID reported that Clerking fees to NCC had remained the same for at least 3 years, despite annual increases to the council's rates for clerks. Members agreed that he should work out an appropriate increase and propose this to NCC.

Action: ID to calculate and propose increase in fees

Ollaberry and Collafirth Grazing Committee – CA had agreed to take this on but was unsure of a rate to charge. Directors were happy for NCDC staff to calculate this

Action: ID/CA to calculate a suitable rate

Vouchers – CA reported that a resident had suggested giving the value of unused vouchers to the schools to allow them to buy composting pots for the pupils. Directors were not keen on this and suggested that they should instead be signposted to SCBF to apply for funding. Also on the voucher topic, Yoyo fed back that the scheme had been really appreciated by the community.

Action: ID/CA to feed this back

AGM – It was noted that an AGM would need to be held before the end of March. It was still planned to link with a Sunday Teas so the 26th February or 5th March were the dates suggested.

Planning Day – It was decided to discuss this *after* the AGM had been taken care of

Stucca Land – ID reported that he had spoken with lawyers regarding the valuations previously provided, which some directors had thought a bit optimistic (£9K as is or £45K with outline planning permission). The lawyer agreed that the higher figure was a little optimistic but not by that much and advised that, as a charity, NCDC would have to be careful if they put it on the market at a lower price than the valuation. He advised asking the full amount and negotiating down, if necessary. The £9K price he felt was actually on the low side and that the land would be likely to fetch more. He concluded that, if we could be bothered to go through the process of obtaining outline planning permission, we would certainly make a sizeable profit. RM suggested offering it as is but with 'overage'.

12. Date of Next Meeting – to tie in with the AGM

Meeting ended at 20:05