



NCDC - AGM

Approved Minutes

Minute of the annual general meeting held on: **Monday 18th March 2019** at 7.30pm in Ollaberry hall

Present –Margaret Roberts, Bill Manson, Bob McGeady, John Alec Cromarty, Laura Jamieson, Alistair Williamson,

In Attendance – Cynthia Poleson, Tom Morton plus list of attendees

1. Apologies – James Titcomb

2. Opening Welcome

M Roberts welcomed and thanked everyone coming.

3. Approval of Minute from last AGM, Monday 26th February 2018 – B Manson noted a typo to be updated and proposed, following that change being made and John Alex Cromarty seconded.

4. Matters arising from the minutes

Will deal with as we work through the agenda.

5. Chairs' Report

M Roberts welcomed everyone and began her report by saying it had been a busy year for NCDC following a couple of quieter years. Nortenergy have also had a busy year following the successful HIE grant award. Maree moved over to ne as the general manager in September 18 and Tom Morton was appointed as the new Project Officer for NCDC at the same time. Before Tom's appointment Maree had been trying to keep both jobs going. Tom is moving ahead with projects and there will be a report on ne later in the meeting. M Roberts then went through some of the projects under NCDC including the Hillswick shop – more about this later in the meeting, building Anniesland houses – continues to be occupied, Weaving shed – renovated by Geoff Dukes, nice facility and a real asset. NCDC continue to work in partnership with other bodies. The polycrub business with Maree at the helm is flourishing and a full report will be given on ne later. The turbines at the shop and garage continue to provide some FITS income to NCDC. NCDC have supported other organisations over the years and continue to do so. Glusstonberry brought in enough income to keep NCDC afloat and give time to develop more income streams. North mainland notes continues under Tom as does the Northmaven Community council clerking service. The recycling centre is almost up and running and again we will hear more about this later in the meeting. Tom has hit the ground running and is looking into lots of new projects if the resources are available. M Roberts noted she would be stepping down as chair but would continue as a director on the board.

6. Treasurers report

Bill Manson opened by referring folk to the group information sheet laying on the seats – figures to March 18. This shows the total income for Nortenergy, Hillswick shop and NCDC. He proposed to speak about NCDC only for the report as ne and Hillswick shop would be giving a report separately later in the meeting. NCDC have had another successful year to 31st March 2018 showing a couple of thousand pound surplus

at the end of the year. Bill and Cynthia have been busy putting together projections for the coming 3 years. Looking forward to the end of Mar 19 a surplus of around 20k is expected (ne donation was 47k). So this means ending with a comfortable surplus even taking into account lending ne money to help put up a shed. It has not been set whether HIE funding will be available for 19/20 but a small amount has been applied for by NCDC. The Stucca site is being progressed and NCDC are looking to sell this as services sites. Bill then asked if there were any questions – none and ending by saying the full set of account were available.

7. Report on Trading Subsidiaries – nortenergy and Hillswick Shop

nortenergy

Margaret Roberts firstly said how good it was to have Maree Hay in post as General Manager and that the Yardsperson job was being advertised. Nortenergy has seen huge success over the last year and continues to sell all over Shetland, Orkney and the Wester Isles along with more and more further afield. The CCAGS grant has been successfully applied for by a few crofters in the Western Isles now and we would love to see this happening in Shetland and Orkney too. The site at the Hillswick Junction is almost complete which Nortenergy will share with the recycling centre. The new layout should lend itself better to making up kits on more days which will help to keep the orders going out. The delivery costs are very high for some areas on the mainland so distributors are being looked at to hold stock and make up kits to reduce airmiles and delivery costs. The turnover for the year ending Mar 19 will reach £300,000 as per the projections. HIE funding is in place for labour, marketing, show costs and shed build costs. All profits from NE continue to go back to NCDC yearly.

Hillswick Shop

John Alec Cromarty started off by saying the shop is now in it's 10th year of trading since the community took it over. Profits have been good for some of that years but more recently they have suffered a small loss at the year end. This year however looks to be around breakeven and the shop is very grateful for the support it receives from the customers and hopes this continues for the future. John Alex will stand down as chair this year. M Roberts noted all local shops struggle and we are lucky to have the Hillswick and Ollaberry shops in our communities and she would encourage folk to keep using them where they can. B Manson noted the downturn in the Hillswick shop profits coincided with the opening of the new Co-op in Brae.

8. Appointment of Accountant/Independent Examiner

Bill Manson noted A9 were the current Auditors and suggested we reappoint them. Alistair Williamson proposed this and Bob McGeady seconded this.

9. Election of directors/office bearers

No members stood down and no members were elected on to the committee. M Roberts asked if anyone was interested in joining the board of directors would they please come forward as there were spaces on the board for new directors. B Manson reiterated what M Roberts had said and encouraged anyone interested to come forward.

10. Housing survey

A copy of the summary carried out in conjunction with SIC Housing was issued to all attendees of the meeting. Tom noted NCDC had not been happy with the inaccuracies and lack of contact with employers in the research for the survey. The results showed a need for 1 to 2 bedroom properties and access to sites and funding for self builds. He noted there is a government fund available until 2021 for self builds. Tom went on to tell how NCDC have offered the community that they would work as a broker for sites but with no results as yet. He also added, through social media, NCDC were offering to help folk get set up as AirB&B for empty properties. NCDC are letting agent for 3 houses at the moment but are looking at offering this service wider if there is a need.

We are currently looking into a layout for the sites owned by NCDC at Stucca. The initial plan is to get outline planning for this and then develop the site to 3 serviced sites for sale on the open market. Dale Hunter is progressing this for us. Tom added we are also looking at what housing is empty and potentially available in Northmavine and then owners could be approached to see if they would be interested in developing this. M Roberts added NCDC would be available to help and support folk through the self build option if they required this.

General report

Tom said becoming NCDC's LDO was a privilege and he thanked Maree and Cynthia for helping him settle

in.

JLP have completed the new Northmavine website and this is now fully functional and easy to update in house. The historical information from the old website has been preserved and archived.

The undercover gardening book was produced along with the North Roe school bairns and has been well received.

The Tourism guide first printed in 2008 has been updated and is at the printers. There is also an online audio guide. This project was partly grant funded by NCC and NCDC are grateful for this.

We are looking to develop a treasure hunt around Northmavine, this is in its very early stages.

The Last Bookshop is up and running selling second hand books and has taken in £285 through ebay already. Tom added book donations were very welcome. We are also looking into a small pop up gallery to compliment the books.

The weaving shed artist in residence program is running well with Jan Yates there just now, who is working with the bairns at Urafirth Primary on a project.

The gallery will host a photographic exhibition of Tom Kidd's work in September which we are expecting to be popular.

A festival in memory of Jenny Gilbertson is in the early planning stages to be held in June 2020 to coincide with the anniversary of her death.

Old Urafirth School house – we are in discussions with SIC about an asset transfer for this site and are looking into the site becoming a forestry centre. Another meeting with SIC is set for April.

An electric bike hire project is being looked at.

Also electric car charging point in Hillswick is being looked into.

And lastly Tom continues to conduct non-religious funerals and donates the money charged to NCDC.

11. Recycling and Waste scheme

Maree told the meeting the 'lang lippeden' recycling centre was almost ready to open!! She gave some background to why this came about following the end of the community skips provided by the SIC through the NCC. With some financial help from TOTAL and NCC the infrastructure is now almost in place and we hope to be providing skip use by April 19. She noted the huge help John and Kevin Scollay had given this project.

The running of the centre will be done mostly by Nortenergy's yet to be appointed yardsperson along with volunteers. She then asked for volunteers to come forward and from that a rota can be made. The SIC have waived landfill fees so all membership charges will go towards skip hire/purchase and haulage. The skips are for household and garden waste and metal which will be sold on to the scrappie.

Folk have asked if a collection service will be available and Maree noted we would look into this.

She also added we hope folk will find as much to take home as to leave as we would love items to be reused and repurposed wherever they can be.

The name for the scheme was derived from a competition set a couple of years ago with John Thomson of Urafirth Primary coming up with Bruckland an Vaila Jamieson of North Roe coming up with S.C.R.A.N.

There is a need to alter the NCDC Articles of association wording for the Land fund. 4.4 becomes 'membership open to all over 16's in Northmavine. Propose to make the change. L Jamieson proposed and Alistair Williamson seconded.

12. AOCB

None

The meeting was closed.