

Strathdearn Community Developments



Tuesday 24th April 2018 7pm

Moy Subcommittee Meeting – Strathdearn Hall

PRESENT:	Ed Cameron-Macintosh (Company Secretary) ECM , Mhairi MacSween (Funding and Administration Officer) MM , Charles Morgan (Project Dev Officer) CM , Margaret Saunders (CC representative) MS , Jimmy Duncan (SCD representative) JD , John Clarke JC , Alastair Fraser AF , Iain MacDonald IM , Marian Hendry (Chair) MH , Richard Cooling (Chair SCD) RC .
-----------------	--

Item Ref	Details	Action
1.	<u>Introduction and apologies</u> MH welcomed everyone to the meeting.	
2.	<u>Minutes for approval</u> The Board approved the minutes from 20 th March 2018. (A)MM to send Steve Cormack, SCD Director, a PDF of the final minutes for the website.	MM
3.	<u>For Noting</u> <u>Fund balance/activity since last meeting</u> Jonathan Reid from the Schoolhouse was scheduled to be connected last Tuesday. Once this is confirmed Openreach will invoice. No new activity, the balance sits at £214,207.	
4.	<u>Board Update on Moy Matters</u> MH outlined the proposal that the Chair, or Vice Chair, can attend SCD meetings as ex officio – therefore they can join in discussions however, they do not yet have a vote. The articles can be changed at a future date so that the Chair can have a vote.	

	<p>AF said he thought this would help with cross communication.</p> <p>RC said that SCD went through a lengthy process (approx. 12 months) to change the articles by putting them to a vote by the members and then to be approved by OSCAR. One of which included setting up the Moy Sub-Committee. SCD will look at making more changes again in the future that can be voted on together with this update.</p>	
5.	<p><u>Defibrillator in Moy</u></p> <p>MH & JC attended the Defib training. MH currently has the defib in her house. MH has investigated the phone box and prices start at £2750 + VAT, plus delivery at approx. £400. There is potentially 16 weeks before delivery.</p> <p>AF asked if it could be painted a different colour? MH explained there are various options.</p> <p>(A) MH will email around the details.</p> <p>(A) JD said he would ask the planning department if we need permission.</p> <p>(A) JD said he will pursue another option - a contact in Muir of Ord who may have some phone boxes to sell.</p> <p>AF said it would be a good idea to speak to David & Linda Armit about the intended site, being the closet residents to the location.</p> <p>(A) MH to ask.</p> <p>MH suggested that she temporarily site a cabinet outside her house that others can access and this will be announced in the newsletter.</p> <p>(A) IM can source a GRP cabinet and suggested it should cost around £400.</p>	<p>MH</p> <p>JD</p> <p>JD</p> <p>MH</p> <p>IM</p>
6.	<p><u>Planters</u></p> <p>MoySC have ordered 8 timber planters at £695.00 + VAT. Two for each end of Moy and two each for Lynebeg and Dalmagarry = £6,672 inc. VAT). Once ECM actions the purchase order it will be approx. 6 weeks from order to delivery.</p> <p>MH noted that Inverness High School have offered 3-4 pupils to plant and maintain them. MSC would give a donation and pay for any expenses.</p> <p>MH stated that the signs on the planters should say 'Supplied by Moy Wind Farm Community Fund'.</p> <p>(A) MM to get a quote from Aimee Williamson who can engrave wooden signs locally.</p>	<p>MM</p>
7.	<p><u>Eneco wind farm proposal</u></p> <p>MH outlined that CM has had the final offer and sent MSC a document with the pros and cons for the Eneco v SIS offer.</p> <p>RC explained that Alison Gardner, SCD Director, has put together a comparison document regarding the Payment Options.</p>	

	<p>The Advanced Option, 7th Column, shows the 3yrs payment upfront plus this years payment total. It shows a 25% reduction of the yearly payment starting from next year. This is higher than the original 20% reduction to compensate for having the 3 years pay-out with this year's payment included. There is a difference of £1.1 million from the Original proposal to the Advanced option however, if SCD has to borrow £700,000 we would pay interest of 7.3% = £373,000; £1 now is worth more than a £1 in 25 years time; lastly there would be a penalty. The advantage is that the pay-out dramatically improves SCD's cash flow for the first 11-12 years. Progressing the hub project without this would constrain SCD resources.</p> <p>Eneco's proposal outlines 24 years rather than 25 however, RC explained that this is irrelevant as the contract is for the operational life of the windfarm, whatever that maybe is unknown.</p> <p>JC said the £1.1M difference v £373,000 didn't seem justified.</p> <p>IM said he thought SCD should go to the bank for a loan and then continue spending the money allocated to Moy to see some changes in the community.</p> <p>AF said that the money can be ring-fence money for projects in Moy, without affecting this proposal, and money will continue to come in each year for new projects.</p> <p>ECM noted that SIS want security for the loan, which is over 10 and 15 years, for the length of the windfarm contract.</p> <p>RC thought that it is highly unlikely that the wind farm companies will do so. He noted that as it is a risk as to whether the 25 year contract would continue long enough to make the payments they would therefore have to put the risk onto the building itself. However, it is hard to value a community building.</p> <p>CM noted that if the capacity of the windfarm drops below an agreed amount the wind farm companies can stop pay outs. He also drew attention to the fact there is £500,000 from the RCGF that must be spent on the hub by an agreed date or it will be lost.</p> <p>IM asked if this decision should be put to the members.</p> <p>MH called for a motion to be carried. Motion: To accept the Advanced Option of the Eneco Proposal Vote: 4 for, 0 opposed, 2 abstained. Resolved: Motion carried</p> <p>CM will draft a letter of acceptance and has until the 28th April to respond. CM noted it will take 4 weeks to be ratified by the Dutch Board.</p> <p>MH suggested putting an article in the August newsletter to update the community on the joint venture of MSC & SCD moving forward with this proposal once Eneco has accepted.</p> <p>(A) MH to draft and send to Denise.</p>	<p>CM</p> <p>MH</p>
--	---	-----------------------------------

	MH thanked RC for his attendance. RC left at 8pm.	
8.	<p><u>Moy project proposals</u></p> <ol style="list-style-type: none"> 1. Criteria for scoring potential schemes to prioritise list 2. Initial list of potential schemes from suggestions 3. Revised list of potential schemes 4. Taking the identified ideas forward <p>JC said that the Eneco criteria should be part of MSC criteria as all the projects will need to be run past Eneco.</p> <p>AF suggested putting a document out to the members for them to score the ideas in importance.</p> <p>ECM said we might get a mis-represented view from the number of members replying.</p> <p>We are inviting in the local energy development officer from EST to look at sustainable options for the community.</p> <p>MH suggested an article for the newsletter that outlines the top 3 initial projects, as scored against the criteria.</p> <ul style="list-style-type: none"> • Purchase entrance signs for Moy, similar to Tomatin, with a picture of the Loch. • Tidy up the rubbish at the Loch. • Tidy up, and maintain throughout the year, the footpath from the school to the estate and overhanging trees. <p>(A) MH to write article for Moy Matters in next newsletter.</p> <p>JD proposed asking if Moy Estate could offer a contribution towards the cost of improving the verges/path.</p> <p>(A) AF will ask once we have more information on the cost of the work.</p> <p>IM suggested the road under the railway bridge needs maintenance. AF said that Eneco cannot agree to spend money on the road as it is statutory work.</p>	
9.	<u>AOB</u>	
10.	<p><u>Date of Next Meeting:</u> Tuesday 29th May 7-8pm</p> <p><u>Meeting ended at 8.43pm</u></p>	