Minutes of POINT and SANDWICK TRUST AGM
Ionad Stoodie 7.30pm Friday 14 January 2011

Sedurunt

Donald John MacSween, Calum MacDonald, Donald Taylor, John Moffat, Roger Morrish, Angus Macmillan, Donald M Macdonald, Graham Morrison, Donald Crichton, Carey Lye, Katherine MacKinnon, John MacKinnon, Jane Mould, George Mould, Moira Morrison, Murdo Maclennnan, Donald Macritchie, John Ferguson, George Ken Macdonald, Murdo D Macleod, Angus McCormack, Alex John Murray, Alexander Murray.

Apologies

Willie MacFarlane, Andrew Mackenzie, Jenny Pain, Duncan Mackay, Matt Bruce, Liz Chaplin, Scott Connor, Nan Morrison, Kenny Dan Macdonald, Tom Clark

1. Minutes of AGM held on 4th December 2009.

The Minutes were moved, seconded, and accepted without amendment.

2. Chairman's Report.

At the beginning of 2010, PST had a conditional planning consent for 3 turbines at Beinn Ghrideag but still faced a number of major obstacles:

- there were two outstanding planning objections from National Air Traffic Control and from Highlands and Islands Airports, both of which had to be overcome to get the full, unrestricted planning consent that we needed.
- we had no definite date for a grid connection with SSE saying that we would have to wait for the big subsea cable before we could get connected.
- and we were still waiting to get a meeting with our landlord, the Stornoway Trust, so we could get a full legal Lease to the site.

We have made substantial progress on all these fronts over the past 12 months.

First, in terms of planning, NATS withdrew their objection in March 2010 and HIAL finally withdrew theirs formally in May, so we now have a full consented scheme for 3 turbines or 9MW. That is by far the biggest community owned wind farm in Britain. It will cost approximately £12m million to build and will produce a net income to the Point and Sandwick Trust averaging £1 million a year for the next 25 years. The income will be less than that in the first few years as the bank loans are paid off, but it will be more in the latter years. Because the 3 turbines are community owned, every penny will be reinvested into the community by the Trust.

By comparison, if the 3 turbines were being built by Amec as part of their proposed wind farm, the community benefit would be just £12,000 per turbine, or £36,000 in total. That is the difference we have made: £1 million for the community as compared to £36,000, and not just for one year but every year for 25 years.

We are still waiting for our Lease from the Stornoway Trust, but we have made some progress there in that we finally had the meeting with the Trust that we had been asking for since the summer of 2009. That meeting took place on 7 October 2010 and it was positive and constructive. We hope that the Lease can now be finalised in the New Year.

The other major issue we confronted at the beginning of 2010 was getting a grid connection date. This has been a real up and down process. At first, we were told by SSE that we could get connected in summer 2011 provided that we would pay for a new Statcom device to stabilise the Lewis grid. That

would have cost us up to £1 and half million on top of the normal connection charges. Then, in May, SSE withdrew that offer and said that we would have to wait until the new subsea cable would be built across the Minch. As this has now been pushed back till 2015 at the earliest, we were very unhappy at this change. We protested furiously and Calum MacDonald held a number of meetings with Ofgem in London and the National Grid in Glasgow, as well as with SSE, to try and get us 'de-coupled' from the subsea cable.

At the very end of October, the combined pressure from us and from the other community energy companies we were working with in EcoHeb, finally paid off. Ofgem announced that they has found in our favour and gave the go-ahead for all the community-owned schemes in the islands to be connected without having to wait for the subsea cable. In November, we finally received and accepted a formal grid connection offer from SSE but the exact date for connection is still to be determined. We have a provisional date of October 2013 but we have made a formal request for that to be moved forward to 2012. We are still awaiting a response from SSE to that request.

If we get that 2012 confirmed, it means that we will have to order our turbines this year, as there is 12 month delivery time. That, in turn, means that the bank financing, lease agreement and all other contractual arrangements will have to be put in place over the next few months. So we are heading into a very busy period.

Because of the to-ing and fro-ing over grid connection dates, the Big Lottery application we submitted last year was rejected in May. However, we intend to re-submit it once we have our grid date confirmed.

Other news this year is that we joined the Development Trust Association of Scotland and they provided a training day for Directors in February. We hope to have more training events in 2011. Jean Staines stepped down as a Director as she was moving to France. Tom Clark was co-opted by the Board to replace her. In January 2010, we were awarded a grant by The Climate Change Fund to appoint a Development Director, with the remit of managing the delivery, construction and operation of the wind farm at Beinn Ghrideag, plus any new wind farm projects that the Board may wish to take forward. Calum MacDonald was formally appointed by the Board or that post in February, and stepped down from his position as Vice Chair. We have also continued to receive funding from Community Energy Scotland for technical support and for things like our new website at pointandsandwick.com.
The Board unanimously elected Duncan Mackay as the new Vice-Chair.
Membership of PST has continued to increase and is now 182. I hope that we can double that again in the coming year.

3. Annual Accounts.

The accounts were presented to the meeting by John Moffat of Mann Judd. After a number of questions were raised and answered, the accounts were approved. Mann Judd were unanimously re-appointed as auditors.

4. Election of Committee and Auditors.

The currently registered Directors of PST were read out as follows: Liz Chaplin, Scott Connor, Andrew Mackenzie, Alex John Murray, Donald Taylor, Jenny Pain, Donald John MacSween, Donald MacRitchie, Kenneth Dan Macdonald, Calum MacDonald, Donald Myles Macdonald, Katherine Mackinnon, Nan Morrison, Duncan Mackay, Angus MacCormack, George Ken MacDonald, Tom Clark. The re-election of the serving Committee was moved, seconded and agreed unanimously.

5. AOB.

Thanks from the floor were given to the Chair and all directors for their work in 2010. The Chairman concluded the AGM and invited Calum MacDonald to lead an informal discussion on community-owned developments on crofting common grazings.