Minutes

Point and Sandwick Development Trust

7pm 30th January 2014 Aird Hall

Present: Angus MacCormack (AMC), Liz Chaplin (LC), Matt Bruce (MB), Eddie MacGregor (EM), Andrew Mackenzie (AM), Donald Macritchie (DMR), Scott Connor (SC), Duncan Mackay (DM.

In Attendance: Calum MacDonald (CM), DJ MacSween (DJM), Kirsten Macdonald (Community Energy Scotland), Tom Clark and Catriona Dunn, USaR.

Apologies: KD. Macdonald, J Pain.

1. **Minutes and Matters Arising**
   The Minutes for 26th November were accepted and it was agreed to take the USaR update from T. Clark and C. Dunn first.

   They informed the meeting that steady progress was being made with the development of the Knock School site, and a funding bid to the Lottery was being prepared. In the meantime they proposed that PSDT would be offered the option of occupying the largest classroom currently used as a store by Comunn Eachdraidh an Rubha, subject to agreement by CEanR. USaR are to have a meeting in mid-February and they will contact PSDT regarding the outcome of that meeting.
   The Board agreed to the USaR proposal, and thanked Tom and Catriona for their update.

2. **General Manager Report**
   a) **Grant procedures update**
      The grant application for PSDT will be modelled on the BIG Lottery, the Western Isles Development Trust, and the Tolsta, Galson, and Horshader models, amended and developed as necessary for PSDT purposes. The GM hopes to table draft Grant Application forms and Guidance for applicants, along with Grant Application Criteria and Scoring templates in time for consideration and approval by the Board at the June meeting.
   b) **Board training update**
      A Board training session has been organised for the 11th of February, delivered by Anne Sobey, Third Sector Hebrides, concentrating initially on the role and responsibilities of charity trustees and the specific duties of trustees. There has been a good response from Directors, and further training sessions will be organised as necessary. The GM and L Chaplin have also signed up to a training programme delivered over the next few months by the Social Enterprise Academy, the first of these training sessions will take place in Ravenspoint on the 7-8th of February.

c) Grazings Committee Advisory Council update

The GM reported that he had met with Murdo Maclennan, Crofting Commission, to discuss the setting up of a CCAC, and he said that he would be very willing to become involved and help us set up the Advisory Council when we had passed financial close. He also offered to involve officers from the Commission to help with advice and funding.

d) **Urras Storas an Rudha update**- see report above from T. Clark and C. Dunn

3. Point and Sandwick Power Report

a) Due Diligence with Santander.

CM reported that the Santander Bank is progressing well with the Due Diligence. They have fixed an initial date for financial close of 28th February. This will allow the civils works on the access route and on the site to be completed by June, the concrete foundations to be put down and cured in July and August, and the turbines to be delivered and erected in September. September is one of the two least windy months of the year so it was desirable to try and keep to that timeline.

b) Financial Model

A new Financial Model has been completed by Greenbank (who were recommended by Santander for the purpose) and it has successfully passed the 15 different 'sensitivity' tests required by the Bank.

c) Deed of Conditions and other Land Agreements

Attempts were still being made to get LWP approval for the proposed Deed of Conditions which covers the use of the Pentland track as an access route.

Turbines

We have signed an initial contract agreement with Enercon. This allows them to allocate 3 turbines to us in their current production timetable, which is necessary to try and hit the target of September delivery.

d) Balance of Plant

Contract terms have been agreed with RJ Macleod. Contract signature will happen at Financial Close.

e) Grid Connection

There are two major outstanding items in the grid connection process. The first is getting LWP agreement to the necessary wayleaves. This is being pursued by SSE. The second is for us to make our deposit payment to SSE. It is hoped that Scottish Enterprise will release

the money from their loan ahead of financial close to allow this deposit to be paid but we have to wait for the Banks advisors to finish their Due Diligence report on the grid connection before SE will release the money.

4. **ESCO – Update from Donald MacRitchie**

DMR gave an update on the ESCO proposal currently being looked at by the Council and also on the report on the same subject prepared by Greenspace last year. DMR emphasized the importance to the success of such a project of two pre-requisites. First, it was crucial to have an experienced and suitable private sector partner such as, for example, Good Energy. Second, the objective of the ESCO had to simple, clear and achievable. He felt this object should be to tackle fuel poverty in the island by lowering consumer power prices and by a program of energy efficiency. The two had to go together. Other secondary benefits could also be aimed at such as an improved islands energy supply chain/skills base, and a competitive outlet for island-generated power, but these should be supplementary to achieving the main goal.

In the discussion that followed, it was agreed that the ESCO plan should be focused on fuel poverty, as recommended by DMR and AMC. It was also agreed that PSDT should seek to work through EcoHeb on the ESCO concept to try and ensure that any eventual project would have this clear focus and purpose. This could be done with suitable partners, such as TIG, Greenspace, Community Energy Scotland and Local Energy Scotland.

It was decided that AMC should make contact with David Wright of Horshader to see if EcoHeb could reconvened to discuss the ESCO concept and also to try and maintain the momentum of community energy development given that all the current projects would be completed by the end of 2014.

ACTION: AMC

5. **AOB**

It was suggested by AMK that PSDT would need to develop a communications strategy for financial close and for the subsequent construction process. It would have to include the website, Facebook etc, as well as press releases. It was agreed that DJM and AMC would prepare the media strategy.

ACTION: AMC, DJM, CM