POINT AND SANDWICK TRUST

MINUTES – 25 JUNE 2019

Minute of Meeting of Board of Directors of **Point and Sandwick Trust** on **Tuesday 25 June 2019 at 6.00 pm**.

PRESENT:	Norman Mackenzie Duncan Mackay Matthew Bruce Andrew Mackenzie Agnes Munro Rhoda Mackenzie Liz Chaplin Donald M Macdonald Catherine Anne Smith Donald John MacSween Calum Macdonald Christina Smith (Note-taker)
APOLOGIES	Angus McCormack Kenny Dan Macdonald Dan Maclennan Sonja Macleod Chris Tom Mackenzie Rhona Gallagher
In Attendance	Viv Halcrow, Croft Woodland Project Officer

1 WELCOME

The Chairman welcomed all those present to the meeting.

2 DECLARATION OF INTEREST

There were none declared at this point although the Chairman indicated that declarations could be made at any time during the meeting.

3 MINUTES

The Minute of Meeting of 30 April 2019 was **approved**.

4 MATTERS ARISING

There were no matters arising.

5 GENERAL MANAGER'S REPORT

(1) Finance

A verbal update was provided by Donald John MacSween. He indicated that there was £7,800 in PST's account at present.

He further indicated that a number of grants had been approved by the Grants Sub-Committee on 24 June and it was hoped that, with refinancing, all outstanding grant commitments would be paid to date. He explained that refinancing was taking longer than was originally anticipated but that the opportunity would be taken to clear all outstanding commitments.

Donald John MacSween explained that it was hoped to take this opportunity to go forward in a better budgetary position with a sum set aside for commitments such as Priority Revenue Clients and a budget to take account of grants, capital projects and operational costs. This, however, could not be drawn up until there was more clarity about income and refinancing figures.

This was noted.

Andrew Mackenzie stated that some of the best charity work on the island was done by PST and that it was sad that other organisations were not following this example.

(2) Grants Sub-Committee

The General Manager indicated that the following decisions were recommended for approval by the Grants Sub-Committee which took place on 24 June 2019:-

Project	Amount	Decision
Lewis Pipe Band	£1,000	Approve
ABC Club, Point	£1,000	Approve
SHARE – Xmas Party 2017	£1,000	Refuse
SHARE – Xmas Party 2018	£1,000	Approve
Point Football Club	£3,000	Approve
Point S&R –Ionad Stoodie	£3,000	Approve
SHARE – Sports Pitch	£3,198	Approve
Parkend & Holm Residents Ass.	£4,250 agreed-£6,650 requested	Approve
Autism Eileanan Siar	£4,000	Approve
Tiumpan Young at Heart Club	£3,000	Approve
Stornoway Rowing Club	£2,052	Approve
Point Under 11s Football	£1,502	Approve
	TOTAL = £27,002	

It was agreed that –

(a) The Minute of Meeting of Grants Sub-Committee of 25 June 2019 be approved.

(b) Point and Sandwick Trust's website be amended to state that retrospective grants for events which had already taken place would not be considered in future.

(3) Development Consultants' Report

Coastal Path: The coastal path has had its final payment from LEADER which closes this phase of the project. It is understood that PST have been reimbursed some payments made to ease cash flow in connection with this. All payments due from Stornoway Trust in relation to the joint fund have been claimed and paid.
Tony Robson reported to path group on self-closing gates for use on the walk and on a possible bridge design for this section of the walk. He is investigating the provision of main posts with existing posts being retained for spur development. At Shulishader, he is in the process of getting final prices for the step railing and access path works.
Matt Bruce, Donald John MacSween, Tony Robson and Alasdair Nicholson walked a section in Aignish in June to check the difficulties of this section, mainly concerning croft fencing to the margins of the cliffs. It is expected that application to Landfill will be made for additional segments once details are finalised. Other funding will also be sought for staged sections.

Plasterfield Recreation Association has had its lease from the Stornoway Trust and after delay have permission to erect any building which was required from the lease conditions. To date these have been obstacles to the association in obtaining external funding. Tony Robson is seeking to update costings and investigate planning requirements. Assistance will be given to apply for other funding which, together with CNES and PST support, should enable progress to be made. The association has been offered help to become a charity.

Urras Storas an Rubha: Alasdair Nicholson has attended some team meetings in relation to the proposed redevelopment of Knock. In addition, Alasdair Nicholson and Donald John MacSween have had further telephone conferences with Iona Hodge from CARES team in relation to the energy study for Knock. An application was made to them some time ago. Further discussions are scheduled but are slower than anticipated, however there is a feeling that she is trying to be helpful.

Drone Project: Assistance has been given to partners for a pilot project application to WIDT using drone technology to research heat loss from housing in the area. This involves PST, Greenspace Live, Heb Drone, Alasdair Macleod, UHI and latterly TIG. This will link into fuel poverty, strategies to combat heat-loss fabric interventions and anticipated policy changes around definitions of fuel poverty.

Eaglais na h-Aoidhe are acquiring an electronic counter to help them calculate visitor numbers which can be used for analysing access to the church site. That data can be used to inform future funding opportunities.

Western Isles Scout Hall: A meeting was held recently with a member of their community to discuss their improvements required for the hall. A number of potential funders were drawn to their attention. They have already made application to the Robertson Trust and were refused by a local fund.

Maritime Users Group: Following an earlier meeting with two representatives, Alasdair Nicholson attended a meeting of the group and provided them with an interim constitution to enable them to begin to become a structured organisation. This will facilitate their discussion with other bodies, open a bank account and consider further the nature of their proposed group.

Point Football Stadium: Alasdair met with the recreation association regarding their plans to replace the existing stand and associated work. Investigation will be made for potential funders.

Other
Attendance was made at the recent Croft Woodlands Conference in Aviemore along with PST representatives. Alasdair Nicholson also attended an overlapping UK Energy workshop held in Edinburgh. A recent request has also been made to draft a constitution for Shulishader and Newlands Community Trust.

This Report is for noting.

(4) Croft Woodlands Project Progress Report

A detailed progress report from the Croft Woodlands Officer was circulated for **noting**.

(5) LED Community Progress Report

A detailed progress report from the LED Project Officer was circulated for **noting.**

(6) Press Coverage

A press coverage report was circulated for **noting.**

(7) Facebook and Twitter

A report on Facebook and Twitter was circulated for **noting**.

(8) Community Defibrillators

Research is still being carried out to establish the extent of demand and suitable locations for provision, preferably on public or community buildings.
Cllr Angus Morrison, Chair of Glad to be Here, has been contacted and he has given an estimated cost for each location of £1,500.
Current provision in the PST area exists at -

- Tiumpan Community Hall
- Sheshader
- Sgoil an Rubha
- Ionad Stoodie
- Stornoway Airport
- Sandwickhill School
- Ambulance Station Plasterfield.

It was agreed that –

(1) four defibrillators would be acquired with appropriate signage being installed to indicate the location of each defibrillator; and
(2) once the new locations giving better cover have been identified and agreed, a report to the Board with locations and costs will be tabled.

(9) Croft Woodlands Conference

Donald John MacSween reported on the Croft Woodlands Conference which had been attended by PST Board Members on 9/10 May in Boat of Garten. He indicated that Point and Sandwick Trust and the success of the Croft Woodlands Project had been mentioned during the Conference.
He further indicated that another Conference might be held next year.

This was noted.

(10) Away Day

The next Board meeting will be held as part of the PST Away Day on the 10th of September, which is to be held in the Dining Room, Lews Castle. A draft programme for the day will be circulated based on the programme for last year, and will possibly include a visit to the Innovation Centre at Lews Castle UHI.

This was noted.

6 PSP REPORT BY CALUM MACDONALD

(1) Output, Outages and Repairs

April and May outputs were 2,041 and 1,469 MW hours respectively, compared to P50 expectations of 2,700 and 1,469 MW hours.
For the 6 months from November to April our wind yield totalled 15,561 MW hours which was 2,039 MW hours below the P50 target. This was partly due to the continuing T1 problem in November but it was mostly due to low wind speed, especially in December, January and April.
We were able to coordinate the repair of Turbine 1 (via a new generator being installed) with the period in June that SSE had scheduled to shut down all the island wind farm anyway for grid maintenance. This was helpful but of course SSE's shut down of the island wind farms for 40 or so days a year is still a recurring and big problem for us.

(2) Income

The wholesale price recovered to £41 in April but then dipped again to £35 in May which was the lowest monthly price in over a year. The assumption in the P50 model is an average of £43 for 2019 so we will need to keep an eye on this as it will have an effect on our dividend in December.

(3) Financial Model and Dividend

A May dividend of £340,000 has been approved by Santander and is expected to be in our account by next Tuesday. Combined with the insurance payment of £180,000 due to come in at the same time, plus the Enercon compensation payment of £150,000 already received, this should allow us to provide a dividend to PST sufficient to pay for all of our commitments and grants that have been approved up to the end of 2019 and to clear all our outstanding PSP bills to date.

The next dividend is due in December 2019.

(4) Re-Financing.

The lawyers say they are close to completing the paperwork and Howard at Santander is confident he can get it completed by his birthday which is 15th July.

Following discussion with SIS, I have decided to keep their smaller loan of £82k at an interest rate of 5% (down from the current rate of 8%) but to repay the larger SIS loan of £401k and replace it with the new Santander loan.

This means that the small SIS loan will be the only loan we have along with the Santander loan. The reason for keeping it is simply that it would be helpful to SIS if we kept the small loan with them and they were helpful to us in getting our project off the ground.

(5) New Community Wind Farms

Legal – I attended the Section 50B appeal hearings took place at the Land Court in Edinburgh on June 4th and 5th. The community wind farms were represented by Gillespie Macandrew and by Senior and Junior Council. The Crofting Commission was represented by their in-house solicitor, David Findlay, and the Stornoway Trust was represented by Brian Gill. If the community wind farms win the appeal, the Commission will have to reconsider the Section 50B applications and to seek new submissions of evidence from these wind farms and from the Stornoway Trust as to the issue of material detriment to the landlord.

Planning – Sandwick North was submitted in December last year and attracted no objections up to May this year. However, in May, HIAL changed their previous stance and said that new rules meant that Sandwick North would need to carry out a safety study before they can give their approval. As well creating a substantial cost, the study will take seven weeks and in effect meant that Sandwick North could not register for the year's CfD auction as explained below.
Sandwick East has also been submitted, Aignish is due in shortly, and Melbost has been pushed back to July.

Grid – In the last report, I said that Sandwick East had received their grid connection approval. It now turns out that their application has had to be withdrawn as SSE consider it was "interactive" with another application. It will need to be re-submitted.
CfD – The very long consideration of the Sandwick North planning application (submitted in December and still not decided) and the recent change of stance by HIAL meant that it could not be registered and entered for the CfD auction by the deadline of June 18th. Knock and Swordale encountered the same difficulty.
This is frustrating and it had been hoped to use Sandwick North's entry as a window on the CfD process and to allow lessons to be learnt. However, given the anticipated low price which is expected to emerge from this year's auction, it is not a major setback for Sandwick North or, indeed, for the other three projects.

(6) Hydrogen Ship

The report has been re-submitted to the Scottish Government LCITP programme and we are waiting for permission to make it publicly available.

(7) Isles Energy Plan

Ian Irvine and I met with the Cares panel in Glasgow on 13 June. Alasdair Macleod and his colleagues participate by Skype from the College and Euan Scott did likewise from

Barra (Harris Bokhari, a Barra consultant also attended). The Cares panel included Chris Morris, Professor Stuart Galloway from Strathclyde, and four others including Murdo Murray calling in from Stornoway. It was not an easy meeting but we have now been invited to re-submit our funding application for a reduced amount and more explicitly directed at particular scenarios to test on the Energy Model.

Finally, Ian Irvine has suggested that it is time we looked again at the economics and practicality of installing a battery on the local grid to allow the wind farms to continue to produce on the 40 or so days when the grid is 'islanded'. We intend to work up a proposal for feasibility study into this and submit it either to CARES or a similar funding option.

It was agreed by the Board that the proposal in installing a battery on the local grid be supported.

(8) <u>Other Meetings/Events</u>

I spoke at the Croft Woodland conference in Boat of Garten on 9 May and attended the All Energy conference in Glasgow on 15-16 May. I met with Steve Harry of the University of London on 10 May and with Kenny Macaskill (ex-MSP) on 10 June to talk about PSP and about the G4.

The Report was noted.

7. ANY OTHER COMPETENT BUSINESS

None.

8. DATE OF NEXT MEETING

Tuesday 10 September 2019.