

**Minutes of Board Meeting for
North West Mull Community Woodland Company Ltd
Meeting held on 10th March 2015**

Present: Colin Morrison, John Morrison, Ian Hepburn, Neil Munro, Andy Mayo (conference call) and Iain Thomson (conference call).

Also Present: Belinda Hale (Administrator and Company Secretary).

1. CM **welcomed** everyone to the Meeting.
2. There were **apologies** from John Addy.
3. The Minutes of the Board Meeting held on 9th February 2015 were **signed** by CM as a true record of the proceedings.
4. **Matters Arising.** IAH has taken over responsibility for the new SRDP packages. He has seen two estate agents re the sale of the housing plots at Kengharair. OSCR has agreed in principle to a change of name for the Company if the Members vote in favour at the EGM.
5. One item was declared that was not on the Agenda: Staff retirements/resignations.
6. The **Finance Report** had previously been circulated by AM. Since AM prepared the Report the first payment for timber has come through from Tilhill. There should be substantial monthly payments until July. Firewood and woodchip receipts have also been good so both accounts are in good shape at the moment.
7. The **Development Report** had previously been circulated by IAH. He highlighted the ongoing problems with the chipping contractor and chip quality. New quality testing equipment has been ordered and the last lot of chip processed was of better quality. As the current contractor comes from the mainland a significant part of his charges are travel costs. A different vehicle will be required to the one previously agreed but the Board authorised a full follow up of all aspects of the idea. **Action IAH/AM.**
IAH presented a brief document for discussion re the Micro Hydro access.
IAH is to meet Arc Architects about the affordable housing project on the PDA. Negotiations need to take place to agree how the scheme will work and be funded, subject to NWMCWC Ltd retaining all local letting rights. It might to be possible to write in a right to buy after say 35 years as part of the eventual contract.
MICT and Holiday Mull are concerned about the effect the RET tariff will have on increasing camper vans coming to the Island with nowhere to park or dispose of their waste. They have requested that we provide hard standing and waste water/chemical toilet emptying facilities within our Woodlands. IAH has indicated that this could not be done at our cost, but will attend a meeting in April for further discussions. On Tiree, Calmac are only allowed to sell tickets for camper vans if they can prove they have booked somewhere to stay, but Holiday Mull seem reluctant to consider that scheme here so other alternatives need to be found.
Dave Sexton (RSPB) has reported that a pair of white tailed sea eagles (WTSE) has built a nest in West Ardhù close to where harvesting is taking place. Following a site visit with Dave IAH has arranged an urgent meeting with Ian Moody as the harvesters will be required to continue in a different direction for the time being. It was agreed that they should be asked to return to Langamull to harvest the area originally retained as a WTSE nest site, and to clear the larch along the main road at the same time.
DTAS will talk to the Scottish Government on our behalf to try and ensure we don't miss out on grant funding due to the changes in staffing that are taking place at the moment.

8. Woodfuel and Shed. If nothing is heard from Argyll and Bute Council (A&B) in the next two weeks it can be assumed that they have no objections to the proposed woodchip building, and ground works can be commenced. A new quotation has been requested re a change in shutter doors for the front of the building.

9. Housing. IAH and CM had a meeting with the Chief Executive of West Highland Housing Association and a private finance expert. They will try to obtain a grant from the Scottish Government for a feasibility study for the affordable housing project as a possible way of moving things forward.

10. Woodland Burials. IAH will contact SEPA to ensure they are happy with the survey. **Action JM** to chase Jim MacPhail re his quote for the access road, and also to ask JA to take on the remapping of the site based on the changes of area necessitated by the survey.

11. The draft **Annual Accounts** for the year 2013 – 2014 have been received from Clements. Also a letter of representation which needs to be reprinted on our headed paper, signed by CM and returned to the auditors. The Board unanimously agreed to adopt the Annual Accounts and Clements will be advised of this decision. The final copies for signature will be sent to us and BH has agreed to sign them before stepping down as Company Secretary.

12. Recruitment. The post of part time Administrator has been advertised locally and two valid applications received by the closing date. It was agreed that both applicants should be interviewed **Action CM** to contact and try to arrange for early next week. AM, CM and JM will form the selection panel. The post of full time Development Manager has been advertised both on and off the Island with a closing date for applications of 23rd March 2015.

13. Correspondence. We were approached by Cheryl Callow to ask if an application for money from the Eagle Fund for the Dervaig Community Defibrillator could be sent using NWMCWC Ltd as a registered organisation. This was agreed, **Action BH** to sign form and submit to MICT as soon as possible.

A local resident has requested some information about the proposed woodchip building at West Ardhu. **Action IAH** to respond.

We have been sent an update from Croft 5 about his progress with planning for a dwelling etc.

14. Any Other Competent Business. Staff retirements/resignations. The Board have accepted Chris Liddell's resignation and wished to express their thanks for all his hard work. BH will be retiring at the end of the week after more than five years in post as Administrator. BH is also standing down as Company Secretary. She was thanked for the contribution she has made while working for the Company.

15. The **next Board Meeting** will be held on **Monday 13th April** 2015 at 7.30pm in Dervaig Church Hall. A short Board Meeting will follow the AGM/EGM on 14th April 2015 for the election of Officers.

The Meeting closed at 8.45pm.

Development Report March 2015

1. **Timber Haul Road** – Repairs have been carried out by Jim MacPhail after damage was worse than expected this winter after a request from Iain Moody. Total cost was £15000
2. **Timber Harvesting West Ardhu** – harvesting is progressing well and is more than 50% complete.
3. **Timber Harvesting** – We need to re-appraise our future plans in the light of the final outcome of the current West Ardhu harvesting.
4. **Boundary Fenceline** – Michael Todd will commence the fence line w/c 09/03/15
5. **Other Boundary Fenceline** – Our neighbour has been advised of our re-fencing plan but we need to remove the brash prior to fencing beginning.
6. **SRDP/Re-plant** – John Little and Steve Miller have informed us that the Forest Design plan will need to be updated to reflect the changes to the original felling and retention plans. They are working on a proposal for the next board meeting including possible assistance managing our SRDP grants.
7. **Island Woodfuels**
 - a. A&BC have now agreed that planning permission is not needed for the woodfuel shed, consequently a letter of prior notification was lodged 2 weeks ago and given that the local planning officer supported the pre application it is reasonable to assume that no objections will be advised within the 28 day notice period
 - b. Revised quote has been requested for the shed to include alternate bay roller shutter doors
 - c. We are still awaiting details of the design cost for the floor slab and the drying floor.
 - d. We have had issues with delays in chipping
 - e. Chip quality is being investigated a humimeter has been purchased and sieves and a shaker ordered.
 - f. Delivery and resilience
8. **Forest Crofts** – John Little will include a proposal for an information talk as part of his proposal for SRDP above. A crofter has indicated that he wishes to erect a house on his croft as an improvement. This means the company could be liable to pay for the increased value of the croft should he relinquish the croft. IAH will contact this crofter to obtain details.
9. **Micro Generation – Hydro West Ardhu** – We have submitted a planning application for the access from the B8073 as a discrete application whilst we attempt to agree costs for the balance of the Micro Hydro.
10. **Housing Plots for sale** – Planning permission in principle for the two plots in West Ardhu has been granted as long as standard conditions are met. The planning officer stipulated that sewerage treatment be provided on each plot and this will require SEPA Consent at Full Planning or Building Warrant Stage. Still awaiting feedback from WOSAS for the Langamull plots, IAH to progress. Meetings underway with estate agents to allow sales to be progressed. A meeting with Historic Scotland has confirmed that they will have no opinion on the Langamull Plots and that with minor changes they may be prepared to withdraw their objections to the 2 at the entrance to Kengharair.
11. **Woodland Burials**

The soil survey has returned and is broadly supportive of our plans. The area needs to be shifted 25m to the south and west to make best use of available soil. All soil needs to be kept on site during de-stumping and road building. IAH to consult SEPA – assistance needed with mapping.
12. **Rural Housing Scotland - Our Island Home** –
 - a. CM and IAH met with WHHA 2 weeks ago. WHHA are working towards a feasibility study including a ground condition survey for 5 affordable rental houses to be provided on 5 serviced plots provided by us on the PDA the houses would be subject to a local letting protocol approved by NWMCWC which would ensure that allocation of the houses was restricted to local people. If the feasibility study stacks

up the houses would remain the property of WHHA. If the study is not acceptable to WHHA then the rights to it remain with us.

- b. Bruce and Neil have advised that in their view our interests would be better served if Arc Architects were to compile the master plan for the PDA. If the Board agree we should move to brief Arc on our requirements which should probably be much as before in terms of the site content but further expanded (see separate document to be supplied at the meeting)

13. **RET and Motor homes** – There is some disquiet on the Island about the likely increase in Motor Home traffic if/ when RET is introduced on the ferries. I've been approached by MICT and Holiday Mull to see if we would be prepared to provide some hard standings along with waste water and chemical toilet emptying facilities. I have responded that "No wish to pre-empt discussion but if waste provision is to made, the costs of ultimate disposal and management will have to be defrayed. It is unrealistic to expect that this be provided without a compensating revenue stream. I think that we should consider of a booking scheme as all entry points are controlled by Calmac."

IAH 07/03/2015

North West Mull Community Woodland Company Limited

Finance Report to 28th Feb 2015

Current Balance

Petty : £45.45

Bank : Clydesdale: £7537.33 Triodos: £11,175.35 Total: £18,713.80

Significant movements since last report

Debits

1. Planning for woodsheds	£2,2295.98
2. Woodland Burials soil depth surveys	£2,280.00
3. New pinter	£87.79
4. Tillhill management charges	£1,500.00
5. Legal fees for Island Woodfuels	£160.00

Credits

1. Croft Rents	£930.00
2. Highland Game	£165.52

Upcoming Significant Movements

(excluding regular cost/credits)

1. Debit – VAT submission	£5,326.58
2. Credit – DTAS	£8,874.00

Haul Route

In the coming months, there will be one further bill related to Servitude final payment to be paid to FCS (£15,000).

Trading Company

Current Balance: £8933.03

Significant Movements:

Sales credits :	£7,841.11
Operational debits :	£5,332.55
Charity Management Fees debit:	£3,264.00

Andy Mayo