



Minginish Community Hall Association Annual General Meeting

Minutes of the Annual General Meeting held on 21.01.2023

Welcome and apologies.

Graham Campbell, Chair of Minginish Community Hall Association (MCHA), opened the meeting.

6 Directors were present – Graham Campbell (Chair), Julie Burnett (treasurer), Ali MacKenzie, Rod Mills, Eilidh MacLean.

Prospective board member Diane MacRae was also present.

The MCHA Project Officer, Dawn Campbell, was also in attendance.

Members of the Minginish community in attendance –

Bill & Deirdre Peppe, Alisdair MacDonald, Cliff Edden, Nick & Jenny Duffill, Richard Hendry, Anna & Claire Campbell, Cathy Simon, Maureen Webster, Alan Morris.

No apologies were received.

Graham welcomed everyone in attendance for coming out to MCHA's AGM.

Approval of minutes of December 2021 AGM

The minutes of the AGM held in December 2021 were circulated. These were approved at the meeting, being proposed by Claire Campbell and seconded by Eilidh MacLean .

Chairman's statement / Directors Report 2021/2022.

The Chairman's report for was presented to the meeting by the Chair, Graham Campbell (GC). The report summarised the activities of the past 12 months, and focused on hall activities including a pleas for volunteers for the Hall, some general information on Minginish Community Hall Association (MCHA), the Fairy Pools, the use of funding generated from the Fairy Pools car park, and Glen Ullinish II.

A special mention was made of the contribution that Nick Duffill had made over the course of many years, including his time as Director on MCHA's board and most recently as the caretaker/bookings secretary/events coordinator etc of the Hall. Nick is planning to step back from his involvement with the Hall and as such the Board would like to pass on their sincere thanks for all the work that he had done over the years. Additionally, in light of this, Graham asked if all in attendance could share with their friends and neighbours the need for volunteers to help out with the Hall.

The Chairman's report was noted for the records and is appended to the end of these minutes.

Questions/comments from the floor -

Richard Hendry suggested that he may be willing to coordinate a pool of volunteers, and starting with the existing Hall user groups may be a good way to start. **DKC and Richard to action this.**

Approval of Treasurer's Report & Accounts 2021/2022 (y/e 31 March 2022) -

Julie Burnett (JB) summarised the financial position and let everyone know that a small number of printed accounts were available and digital copies were also available, on request from her and would shortly be published on the website. In previous years JB had printed out lots of copies but these had gone to waste.

Julie's financial summary (which forms part of JB's full financial statement, which is appended below) -

The continuing effect of covid-19, the hall was effectively closed until June 2021. This reduced income for hires for the 12 month period to £4,256. The bonus ball scheme ended in September 2021. Fundraising and donations raised a further £2,470. Other income sources included wayleave payments and rent for the siting of a smart meter antenna at the hall. Funds raised through donations are held in support of L2BH for maintenance of the defibrillator at the hall and the surgery.

The balance of a Covid-19 grant was used to provide support the local community until the end of May 2021. Repayment of the £2.5k unused fund was made to HIE.

The cost of repairs and maintenance of the building rose this year, as expected. Additional costs of enhanced cleaning, replacement of small equipment and a general rise in the cost of insurance, accountancy and the renewal of two five year licenses mean the cost of keeping the building safe and legal have increased.

Grant funding of £2,500 towards a new fence around the perimeter of the hall was obtained but payment delayed until the 2022/23 financial year, therefore, all expenditure is shown in the 2021/22 accounts. The hall's funds matched the grant. This adds £5k to the deficit of £7,068 shown in the accounts.

Depreciation of the building & other assets shows in the accounts.

The Hall toilets continued to be opened to the public under Highland Council's "Highland Comfort Scheme"

Income from the Fairy Pools car park contributed £35,864 despite the car park being closed until June. A total of £13,100 was approved to local projects in the 12 months to 31.3.22 including winter support for Carbost Community shop, Carbost Primary School's polytunnel and the footpath to the memorial. Funds were also used to start the Community Housing project and to contribute to path repairs at the Fairy Pools.

A reserves policy for the building remains in place but a broader reserves policy will be developed during 2022 to ensure there are sufficient funds reserved for identified projects and project support.

Appointment of Accountant for 2021-22

JB recommended that Rankin of Portree is maintained as the MCHA accountant.

The recommendation was proposed by Nick Duffill and seconded by Rod Mills.

Retirements, election and re-election of Directors

- i. Margaret Bain resigned from her post as Director through the course of the year.
- ii. GC offered his resignation from the post of Director and stated his intention to stand for re-election.

Alastair MacDonald proposed GC's re-election, with Eilidh MacLean seconding it. .

These 2 resignations satisfy the requirements of the MCHA memorandum and articles.

- iii. New Directors: Alan Morris was proposed as a director by Claire Campbell and seconded by Alastair MacKenzie. .
- iv. Diane MacRae had attended one previous board meeting.. GC proposed Diane's election to the Board, seconded by Maureen Webster.

GC expressed his hope that anyone who is interested in finding out more about the work that the Board members do would approach him at any point through the year.

GC explained that at the first opportunity (the first Board meeting following the AGM) the office bearers would be elected.

Graham brought to attention of the meeting that membership forms were

Special Resolutions.

DC circulated a document listing and explaining the proposed changes to the articles of association (appended to the end of this document). The changes are largely being done to satisfy the Scottish Land Fund ahead of any potential land asset transfer.

DC talked through each proposed change, invited and answered any questions that arose.

Only one question was received and this was from Bill Peppe and related to SR 3 and the mention of $\frac{3}{4}$ of members being members of the community. GC explained that there were full, associate and junior members. In order to be eligible for full membership, one must be resident in the community. There were 2 associate members on the membership list currently.

DC also explained that a number of very small numerical changes would filter through from these changes, which relate only to where article numbers are referenced throughout the rest of the articles, for example, if an articles becomes 2.1, rather 2, this change will be filtered throughout the articles, so that the references are correct.

In conjunction with the appended Special Resolution document, the results of each proposed change is is set out below -

SR 1	1	Rod Mills	SR 5	1	Julie Burnett
	2	Cliff Edden		2	Rod Mills
	Membership support	100%		Membership support	100%
SR 2	1	Alastair MacKenzie	SR 6	1	Maureen Webster
	2	Alan Morris		2	Cliff Edden

	Membership support	100%		Membership support	100%
SR 3	1	Cliff Edden	SR 7	1	Alan Morris
	2	Maureen Webster		2	Maureen Webster
	Membership support	100%		Membership support	100%
SR 4	1	Claire Campbell	SR 8	1	Nick Duffill
	2	Diane MacRae		2	Alastair Mackenzie
	Membership support	100%		Membership support	100%

On the basis of the above results, all proposed changes were approved by the membership.

Additionally, GC brought to the attention of the membership that it was possible over the course of the upcoming year that the Board may call an EGM on a proposal to change the name of the organisation from Minginish Community Hall Association to Minginish Community Association. GC explained that the name MCHA goes back to a time that the organisation was formed and the only community asset was the Hall. Given that MCHA now additionally owns a playpark and a carpark, is developing a community housing project and acts as a funding body in the community (disbursing income from the Fairy Pools Car Park as community grant funding), it seems the right time to consider changing the name to reflect more fully the role that MCHA has in the community. GC stressed that this change is only under consideration just now and as part of that, MCHA is in contact with all partner organisations in order to understand the impact a name change may have on any existing agreements. GC asked if anyone in the room had any questions about this or had any objections to this possibility at this stage. No questions or objections were received. Further details will be released in due course.

Any other business

i. Alastair MacDonald explained that he was involved in the local effort to set up a youth club in the Hall. He explained that the rates that the youth club had been quoted for Hall hire had made it too expensive. He explained that the group trying to organise funding had been told that in order to demonstrate demand for a youth club, at least one or two sessions would have to be run with sufficient numbers attending. If demand could be established, the group would be eligible for funding.

Alastair asked if one or two sessions could be offered by the Hall, free of charge. GC said that he would follow up with this after the meeting but MCHA were very supportive of any efforts to reestablish a youth club in the area as it had been many years since one had been running and would do anything they could to help. He thought that there had perhaps been a miscommunication between MCHA project officer (DKC) and Naomi Cain (youth club organiser).

ii. Jenny Duffill suggested that there was not enough involvement in the running of the Hall and that it did not run itself. A discussion around this followed, particularly in light of Nick standing down from this involvement in the Hall.

Resurrecting the Hall Committee was suggested, with Richard Hendry cautioning against the wording of “committee” for fear of putting people off. He also suggested that a different way of organising, rather than a Hall committee might be better.

Cathy Simon suggested that there was confusion around the basis on which community events were organised, using the example of a ceilidh held in November. She pointed out that the advertising around this event had not made clear if it was a Seall event or a fundraising event. DKC replied that it was an event put on by the Events Committee for the community and not a fund-raising event at all. Cathy suggested that more clarity was required when events were advertised.

Nick Duffill suggested that any Hall organisation going forward should involve the existing user groups.

Conclusion - DKC and Richard Hendry to follow this up.

This concluded the formal AGM business for the evening.

10. Update on community projects:

i. Fairy Pools works:

DKC presented a short report about the ongoing works at the Fairy Pools, which is appended to the end of this document.

Questions/comments from the floor -

Cathy Simon asked for clarity on the parts of the Fairy Pools walk which were being upgraded. She was particularly interested in whether the Sligachan leg of the path was being upgraded. The Board thought it was not. DKC would clarify this and get back to Cathy.

ii. Community Housing:

DKC presented a short report detailing the progress and next steps of the community housing project. Report appended to the end of these minutes.

11. Questions from the floor:

i. Richard Hendry asked if the Board had ever considered applying for funding for solar panels (for example) in order that the building would become more economical to run (part of GC's chairman's report and JB's treasurer's reports had

referenced the impact that rising energy prices may have on hall hire rates, particularly to external hirer, as opposed to community hirers).

Nick responded by saying that investigations had been made fairly recently and large scale capital expenditure projects were being funded, but not the first step - simple, energy saving measures that he thought would be sensible to undertake, such as ensuring correct insulation levels and a system whereby the existing heating system is directed down, into the room, rather than upwards to the high ceiling, thus taking a long time for the warmth to be felt by users.

DKC said that Steve Bailey, a Director, who was absent that night, had talked about potentially investigating this issue with the Energy Saving Trust. If Richard was interested in pursuing this, maybe contacting Steve may be a good start.

ii. GC and JB reiterated that membership forms were available, so anyone at the meeting could take some for any family or friends that may not be registered. Cathy Simon asked if there were online forms on MCHA website. DKC responded that there weren't but she would organise this. GC suggested leaving some forms in the shop. Cathy (as a Carbost Community Shop director) thought this would be fine.

There were no further questions and the meeting closed for tea and coffee.

END

ADOPTED

MCHA CHAIRMAN'S REPORT

AGM – Saturday 21 January 2023

Chairman's report for the period covering Feb 2022 to 20 January 2023.

My report today will cover 5 areas with a conclusion at the end; the 5 areas being hall activities, some general information on Minginish Community Hall Association (MCHA), the Fairy Pools, the use of funding generated from the Fairy Pools car park, and a very significant funding stream that may be just around the corner.

Minginish Community Hall

As reported at last year's AGM, the hall doors opened in November 2021 for our first event in over 18-months following the COVID restrictions. Since then and through 2022 the hall doors have been open regularly for a range of events, activities and meetings. We have the return of regular activities like indoor bowls, badminton, ceilidh dancing, the craft group and the hall has become the venue for the senior citizens lunch club which Claire Sinclair has very kindly taken the lead on. There have been some very high-quality concerts as part of the Blas Festival and concerts promoted by SEALL, who we have a good relationship with, that have allowed Minginish Hall to host nationally recognised artists. There have been film nights, craft fairs, indoor car boot sales, talks on our Viking Genes, Alzheimer Scotland's Strupag & Chat gatherings, community consultation meetings and next Saturday there is the Minginish Oral History Project meeting.

So lots of activity going on and we have to thank the Hall Events Group for their work on all this and the other volunteers who have lent a hand along the way. However, more energy and volunteers are needed to keep this momentum going, and to build on the good work. Ideally, we would like to see the hall in use each morning, each afternoon and each evening for the benefit of our community. If you have energy and time to help, we would like to speak to you.

One person who over the years who seems to have had endless energy and time for the hall is Nick Duffill. Nick has decided the time is right for him to begin stepping back from all the various tasks and duties he has been involved in over the years; we owe Nick, and Jenny, a great debt of gratitude. Nick has been active on the events & promotion side and in caretaking roles. Every year we will likely make the same plea for members of our community to volunteer their time, energy and expertise to help with the running of the hall, but with Nick's announcement that he is hanging up his Superman outfit, our call for your support and that of your friends & neighbours in the area is more pressing than ever. So please, don't let this request drift to the back of your mind. Can you help?

Can you think of someone who may be interested in helping? Please talk to us. Realistically we will need more than 1, 2 or even 3 people to step forward to take up the slack.

About MCHA

MCHA was set-up with a focus on fundraising for, building and running this excellent community hall. Over the years the scope of our interest has grown, reflected in amendments to the Objects in our Articles of Association. We are now the recognised community development company for the area. In addition to the hall, we own the Fairy Pools car park and are responsible for the children's playpark in Carbost and have been involved in or provided funding to many projects now.

We are a registered charity and set-up as a Company Limited by Guarantee. We have a board of directors who are all volunteers and we are fortunate through funding from the Fairy Pools car park to be able to employ Dawn Campbell as our Project Officer to do the heavy lifting for us.

We currently have 6 directors. Eilidh joined us at last year's AGM - us being Julie, Rod, Steve, Ali and myself. During the year Margaret Bain resigned as a director; on behalf of the Board I would like to thank Margaret for her contribution. I'm hoping to hang on to all our current directors today, with Diane MacRae from Glenbrittle, who was co-opted at our last director's meeting, hopefully being confirmed as a director later in this AGM. I am aware of one other person in the room interested in joining us, perhaps there are more.

I like that we have a good geographic spread from across Minginish on the board; I like that the board is getting younger; and I like that we have amongst our ranks Board members who are part of 3 generations with children and parents living in Minginish. It's good to have that representation.

Fairy Pools

Dawn is going to provide an update later on the Fairy Pools, but I wanted to take a moment to summarise our involvement. The Fairy Pools car park area is owned by MCHA but operated by Outdoor Access Trust for Scotland (OATS) as part of a 20-year agreement which began in 2018. The area of the Fairy Pools itself is owned by MacLeod Estates. Day to day operation of the car park is their responsibility and they funded the construction of the toilet facilities opened in 2021. We receive income from the car park based on the turnover generated from car parking fees.

You don't need me to tell you how popular the Fairy Pools have become, indeed, they are now the most visited site on Skye. Unlike the car parking at the Storr, the Quiraing and Fairy Glen in Uig, our facility is community-owned and we benefit directly from income generated at the site. I think we are very fortunate to have set the project up in this way.

From the outset the priority for MCHA in relation to Fairy Pools has been to help manage the impact of visitor activity and numbers at the site for local residents, and the construction of the car park and the toilets have helped, but there remain challenges at peak periods. The Highland Council introduced a ranger service this year and this helped anytime he was in the Glen. We know the congestion and management of visitors at the Fairy Pools isn't fixed, but ultimately it is the responsibility for statutory organisations rather than community groups to take the lead on this.

Fairy Pools Grant Fund

Income generated from the Fairy Pools has allowed us to take the lead on projects – projects at our own hand – as well as provide contributions to other projects and organisations. Here is a brief summary on some of these from the last 12 months:

- **Community housing** is our main priority at present. We invested £3,700 in the initial housing strategy research & report conducted by Communities Housing Trust Scotland to kick-start the project. Dawn will provide an update later on the project, including an announcement on funding awarded to move it forward. It's still early stages but we are hopeful that we will be able to at least make some contribution towards addressing the lack of affordable housing in the area.
- Last winter we provided **Carbost Community Shop** with £4,000 to help them get through their first winter's season trading. In the Autumn, we approached them with a proposal to hopefully boost their footfall & turnover this winter and at the same time provide some support to everyone in our community with the rising cost of living. £12,000 has been provided by MCHA this winter to fund the community discount scheme at the shop and free food bags for those hardest hit.
- A £2,600 contribution has been agreed for the **Carbost Pier Group** towards their latest improvement works project.
- A total of £5,000 has been provided to young Minginish residents as part of our School Leavers scheme introduced to support our **young people** as they head off to college, to university, to employment training for the first time. This will be an ongoing annual scheme and certainly this year the support has been much appreciated by the recipients and by their parents.

Glen Ullinish II

Looking 3 or 4 years ahead, some of you may be aware of Muirhall Energy's proposal for the Glen Ullinish II windfarm; you may have attended one of their community consultation meetings here at the hall. It is not for MCHA to comment on the planning or environmental aspects of that project. The planning decision is anticipated by this summer and the target is for it to be operational Autumn 2027.

If planning is granted and the project goes ahead then this area, along with other areas of Skye, will be able to benefit from the community investment funds to be generated. The projection is for an annual community benefit fund of around £2 million per annum over a 40-year operational lifetime. The latest proposal from Muirhall is for this to be set-up as follows:

- Struan area to receive 20% each year, so £400k.
- The nearest neighbour areas covering Dunvegan, Portree, Skeabost and Minginish to get 30% or £600k per annum.
- The remaining 50% or £1 million will go in to a Skye wide fund that projects across the island, including Minginish, can bid for.

We are the Minginish representative on these groups.

There is a significant opportunity for more numerous, and more ambitious, community development projects in the area if the windfarm goes ahead. Muirhall are organising another meeting in February for Struan and the nearest neighbour areas to discuss further.

CONCLUSION

For my conclusion, I have decided to be thoroughly lazy and simply repeat what I said last year. It's still true and its still relevant.

This community, like many communities, has faced challenges over the last few months. In preparing this report, as I looked over the activities of MCHA the last year, it reminded me that we have much to be thankful for here in Minginish that other rural communities lack. We are fortunate to have a modern community hall, we have a Primary School in our area, a modern medical practice on our doorstep and we have our community-owned shop – some of the foundations for a thriving community. Young families are essential to sustain these facilities, so understandably affordable community housing is our next priority.

Graham Campbell

20 January 2022

Minginish Community Hall Association AGM
Saturday 21st January 2023

Treasurer's Report

Copies of the full accounts for the 12 months to 31st March 2022 are available at this meeting and can be provided electronically to anyone requesting them. They have been prepared in accordance with the terms of the Charities and Investment (Scotland) Act 2005.

No Directors or volunteers receive any payment from the Hall Association either in fees or as employees.

The continuing effect of covid-19, the hall was effectively closed until June 2021. This reduced income for hires for the 12 month period to £4,256. The bonus ball scheme ended in September 2021. Fundraising and donations raised a further £2,470. Other income sources included wayleave payments and rent for the siting of a smart meter antenna at the hall. Funds raised through donations are held in support of L2BH for maintenance of the defibrillator at the hall and the surgery.

The balance of a Covid-19 grant was used to provide support the local community until the end of May 2021. Repayment of the £2.5k unused fund was made to HIE.

The cost of repairs and maintenance of the building rose this year, as expected. Additional costs of enhanced cleaning, replacement of small equipment and a general rise in the cost of insurance, accountancy and the renewal of two five year licenses mean the cost of keeping the building safe and legal have increased.

Grant funding of £2,500 towards a new fence around the perimeter of the hall was obtained but payment delayed until the 2022/23 financial year, therefore, all expenditure is shown in the 2021/22 accounts. The hall's funds matched the grant. This adds £5k to the deficit of £7,068 shown in the accounts.

Depreciation of the building & other assets shows in the accounts.

The Hall toilets continued to be opened to the public under Highland Council's "Highland Comfort Scheme"

Income from the Fairy Pools car park contributed £35,864 despite the car park being closed until June. A total of £13,100 was approved to local projects in the 12 months to 31.3.22 including winter support for Carbst Community shop, Carbst Primary School's polytunnel and the footpath to the memorial. Funds were also used to start the Community Housing project and to contribute to path repairs at the Fairy Pools.

A reserves policy for the building remains in place but a broader reserves policy will be developed during 2022 to ensure there are sufficient funds reserved for identified projects and project support.

I would like to thank Donald Rankin of Portree for preparing and submitting the 2020/21 accounts.

Julie Burnett

SPECIAL RESOLUTIONS :

PROPOSED CHANGES TO MINGINISH COMMUNITY HALL ASSOCIATION'S ARTICLES OF ASSOCIATION

PLACE: MINGINISH HALL

EVENT: AGM

DATE: 21.01.2023

BACKGROUND:

As part of this year's AGM, the Board would like to propose some changes to MCHA's articles of association. The changes are largely being proposed in order to satisfy the Scottish Land Fund, ahead of any potential asset transfer relating to a community housing project.

2 changes are proposed by the Directors themselves.

The wording of the proposed changes has been developed with both the Scottish Land Fund and Development Trust Association Scotland's Community Ownership Support Service Advisor.

<p>SR 1 (change)</p>	<p>9.6 The directors shall not restrict or withhold membership or cause membership to cease on the basis of gender, age (subject to 9.2.1 above), ethnic background, disability, caring responsibilities, sexual orientation, religious beliefs or marital status.</p> <p><i>[Change to:]</i> <i>At the first board meeting which is held after receipt of an application for membership, the board shall review the application to determine whether the applicant fulfils the qualifications for membership set out in article 9.2</i></p>
<p>Rationale</p>	<p>To satisfy SLF's strict open-to-all membership criteria.</p>
<p>Notes</p>	<p>For info (article 9.2) -</p> <p>9.2 Subject to articles 9.5 and 9.6, the following persons are eligible for full membership of the Company:</p> <p>9.2.1 individuals of 18 years or more who are permanent residents of the Community;</p> <p>9.2.2 community groups and/or voluntary organisations operating within the Community; and</p> <p>9.2.3 bodies corporate operating within the Community.</p>
<p>SR 2 (change)</p>	<p>9.7 The directors shall neither withhold membership nor cause membership to cease without good cause and explanation.</p> <p><i>[Change to:]</i> <i>If, on the basis of the review carried out under article 9.6, the applicant fulfils the qualifications for membership, the board shall admit the applicant to membership; and, within a reasonable time after the meeting, shall notify the applicant of the outcome of the application.</i></p>
<p>Rationale</p>	<p>To satisfy SLF's strict open-to-all membership criteria.</p>

SR 3 (change)	10.2 The Company shall have not fewer than 20 of Members at any time [Change to:] <i>The company shall have not fewer than 20 members at any time; and at least three quarters of the members must, at all times, be members of the community.</i>
Rationale	SLF mandated change of wording to ensure strong community involvement in the charity.
SR 4 (addition)	[ADD] 11.4 <i>Any individual or organisation may be expelled from membership by special resolution (see article 14.1), providing the following procedures have been observed:-</i> <i>11.4.1 at least 21 days' notice of the intention to propose the resolution must be given to the member concerned, specifying the grounds for the proposed expulsion;</i> <i>11.4.2 the member concerned (or, in the case of a corporate body, an individual authorised by it) shall be entitled to be heard on the resolution at the general meeting at which the resolution is proposed.</i>
Rationale	SLF mandated change to ensure clear and fair procedure is in place to remove any member from MCHA.
SR 5 (change)	18.1 The number of directors shall be subject to a maximum number of 15 and shall not be less than 2 [change to: 4] , unless otherwise determined by the directors.
Rationale	SLF mandated change - too few directors.
SR 6 (addition)	[ADD] 18.2 <i>At any given time, directors who are also full members must form a majority of the total number of directors in office.</i>
Rationale	SLF mandated addition.
SR 7 (removal)	[REMOVE] 23.3 No director may be elected to the same role for more than two consecutive years.
Rationale	MCHA requested change - this article hinders the Board to take advantage of the skills and expertise of Board members, e.g. an experienced finance person. DTAS have advised that removing this clause is not problematic because the normal standing down and election (or re-election) of all board members satisfies the requirements of OSCR and Companies House that there is opportunity for the Board to be refreshed periodically.
SR 8 (change)	29.1 The signatures of two signatories authorised by the directors shall be required in relation to all operations (other than lodgement of funds) on the bank and building society accounts held by the Company. At least one out of the two signatures must be the signature of a director.

	<p>[Change to:] <i>The board shall adopt such systems of financial control relating to the operation of bank accounts (including online banking) as recommended from time to time by the organisation’s auditors or other external accountants.</i></p>
<p>Rationale</p>	<p>MCHA requested change -</p> <ol style="list-style-type: none"> 1. MCHA is in the process of changing their bank account, which will impact on banking processes. 2. Article 21.9 mentions 2 signatories, which references cheque book signatories, which is out of date. 3. DTAS supplied this form of wording which allows charities to use the most suitable and up to date charity banking processes (e.g. dual authorisation online banking transactions).

ADOPTED

ADOPTED

Fairy Pools improvement programme

21.01.2023

Over the course of 2022, and into 2023, a programme of improvements has been underway at the Fairy Pools, led by OATS, the Outdoor Access Trust for Scotland.

2 new bridges have been built to replace the stepping stones, making it safer for visitors and allowing easier access.

A pathwork upgrade is now underway and in addition to repairing damage caused by high footfall (The Fairy Pools became to the most visited visitor attraction on Skye in 2022) and upgrading the path work, new offshoot viewpoint paths have also been created, with the aim of encouraging people to stay on the path, to protect the surrounding habitat.

MCHA has contributed to this project financially, along with other funders such as NatureScot, EDRF (European funding), OATS, Scottish Rural Payments and Inspectorate Division, Highland Council the Postcode Lottery and Paths for All. The Fairy Pool works is part of a wider project - the Skye Iconic Sites Project, which comprises path and habitat restoration work at the Quiraing and the Old Man of Storr.

Separately and additionally to the Skye Iconic Sites Project, OATS themselves have also been upgrading and tarring the car park. The tarring had formed part of the original planning consent and will allow the bays to be marked, thus allowing cars to be parked more efficiently. Further to this, groundworks at the exit will allow for extra car park spaces to be created, along with a better line of sight when leaving the car park. These improvements are aimed at reducing congestion around the car park during the busiest parts of the tourist season.

Notes:

The Skye Iconic Sites Project has a total budget of just under £1 million, having received £650,516 from the Natural and Cultural Heritage Fund (NCHF), led by NatureScot and part-funded through the European Regional Development Fund (ERDF). Additional partnership funding was secured from the Outdoor Access Trust for Scotland (OATS) (£98,793), Scottish Government Rural Payments Inspections Division (SGRPID) (£150,000), Highland Council (£10,000), Minginish Community Hall Association (£2,050), Paths for All (£1,200) and Postcode Local Trust (£16,750).

Community Housing Update

21.01.2023

MCHA has been granted funding from the Scottish Land Fund (£7,160) and the Rural and Islands Housing Fund (£10,740) to carry out some development work (a feasibility study) into a community housing project. After a tendering process, which we carried out in the autumn of 2022, the Community Housing Trust (CHT) has been appointed to carry out this work.

The CHT have lots of experience with this kind of project in the Highlands, last year they -

- Helped 7 Highland communities buy community land.
- Supported 22 communities to raise more than £7.5 million.
- Were involved in 44 projects, at various stages, building 450 community owned homes and/or other community facilities.

The most local example of a CHR project is the recently completed community housing project in Staffin, where 6 houses, workshop and commercial buildings and a medical centre were handed over to the community. Around 12 adults and 8 children are now housed in the homes, which is supporting the local primary school and local population (which had declined by 40 people in the 4 years prior to feasibility work commencing in 2014). They are also working with Raasay Community Trust on a community housing project.

The feasibility study:

Over the course of the next 4-6 months the CHT will -

1. Engage and consult: considering the results of the community housing needs analysis, propose a housing mix and obtain in-principle support from stakeholder organisations (e.g. The Highland Council).
Community consultation - meet with the community to establish support for these proposals.
2. Site appraisal: site investigation report, topographic report, drainage study, and other reports, as necessary.
Indicative capacity identified for water, waste and electricity.
Site layout and pre-planning response.
3. Identifying potential housing tenure mixes (plots, for sale, rented, houses, flats etc), density and phases of work.
Present housing scenarios, along with the ongoing financial implications for MCHA of all scenarios.
4. Business planning: develop a viable housing project to meet the community's needs, including a budget and a full project-life business plan.
5. Project defined: community consultation, lettings/allocation policy, property management policy. Securing funding for planning and building warrant, supporting MCHA to purchase land.

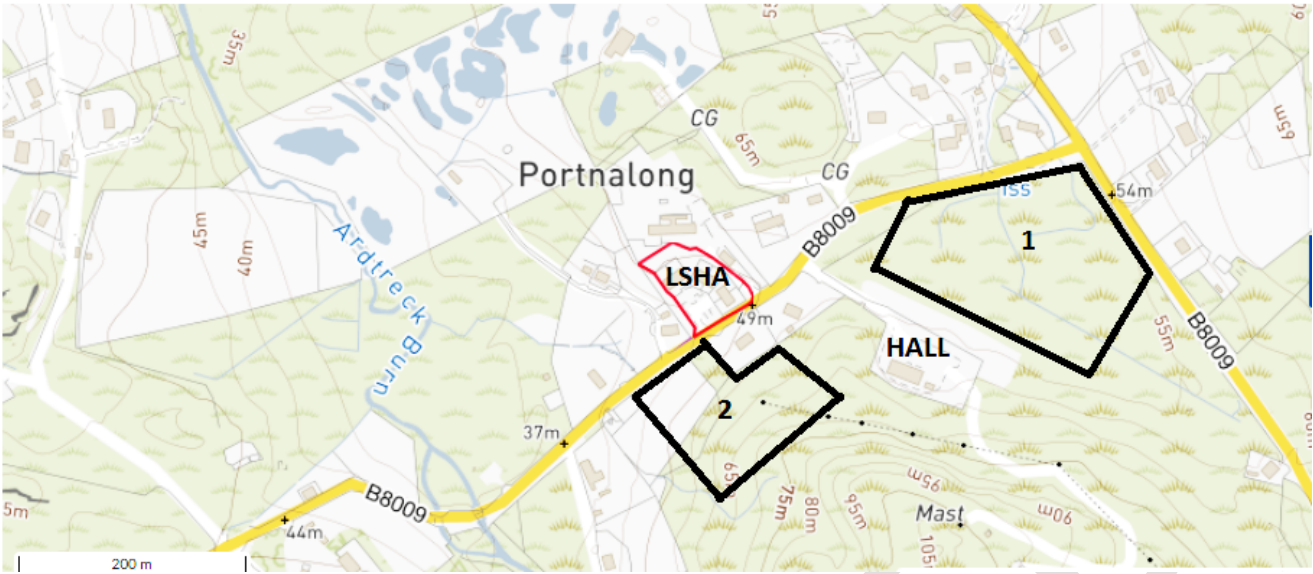
Next steps:

After a feasibility study has been completed and the community has made a decision about whether to proceed further with the community housing project, the next stage would be to apply for funding to buy land to build on. The funders would likely be the Scottish Land Fund and the Rural and Islands Housing Fund and we are working with these two organisations closely at every stage.

Land:

MCHA has provisionally identified land which is leased by the North Talisker Sheep Stock Club (NTSSC) and owned by Scottish Government. MCHA has had positive ongoing discussions with Cheryl MacIntyre at NTSSC and the local factor, Ewen MacPherson, Scot Gov, about the possibility of an asset transfer for the purposes of a community housing project.

ADOPTED



ADOPTED