**Acharacle Community Company**

**Minutes of meeting**

**29th November 2018**

**Those present**: Rory Dutton (COSS at DTAS) Jimmy Gillies(JG) /David John Cameron / Jane Gaze (JGa)/ Lesley MacMaster (LM) / Becky Dacre (BD)(mins)

1. **Apologies** Marie-Luise MacDonald(MLM)(chair)

**4** **Centre Asset Transfer –** This item was brought forward as Rory Dutton from DTAS (Development Trust Association Scotland) had come to the meeting specifically to talk about progress with the asset transfer of the Community Centre.

RD handed out leaflets etc and explained work of DTAS as ACC is new board since his last visit. One item that may be of particular interest to ACC is the Community oil buying scheme that DTAS organise which can be for whole village not just DTAS members.

General chat took place about what has happened so far (grants etc). RD said the business plan produced by Community Enterprise should include funding proposals for the future. Once the business plan is produced, the formal Asset Transfer process should begin with Highland Council. RD asked what plans the HC have for the site if the centre closed. This has not been discussed with HC but thought that building would become housing. Valuation was done on this basis and vacant possession.

Valuation was £200,000. Amount offered to HC could be discounted. Community and economic benefit of the centre justifies the discount. ACC board need to decide what the discount is to be. Need to involve local councillors (Andrew Baxter, Blair Allen, Niall Maclean, Ian Ramon). Discount needs to be realistic – offering £1 is not good as HC have to cover their legal costs etc so offering more will help them.

When HC receive the formal asset transfer form they will check our eligibility. This may involve change of M & A’s. Need ‘community right to buy’ clause in. M & A’s need to be updated. ACC board have discussed this before and may be easier to adopt new set of M & A’s than to keep changing clauses. Must be done at AGM and could be done at next one. RD to send ‘new’ version that could be adopted. ‘Community Right to buy’ is for owners other than Councils and in 2018 any abandoned, neglected, detrimental building can be sought for purchase by a community. In 2019 this will be changed to include ‘those with a sustainable future’.

RD recommended looking at the Scottish Gov website about asset transfer.

ACC need to develop arguments for owning the centre against leasing. Not known how HC regard selling or leasing centre.

If HC say ‘no’ to formal asset transfer request, it would go to private internal review, before going to Scottish gov. ministers.

Once business plan is approved by ACC, then need to start stage 2 application to SLF. Need to speak to John MacDonald (HIE SLF rep) about revenue costs needed and timing etc. LM made it clear to RD that we need to act quickly as funding is running out for the centre to stay open and could close as early as March 2019.

Also need to ask John MacDonald who is our contact at HIE how to go about progressing towards getting a development officer. RD mentioned Strengthening Communities Programme (Scottish Gov) for way of getting a development officer. DTAS are enablers of this programme.

RD mentioned visiting other communities who are involved in similar projects. This could be done through the Community Learning Exchange Programme (run by Scottish Community Alliance).

RD left the meeting

1. **mins from last meeting –** minutes approved by DJC / seconded by JGa.
2. **Bank accounts info –** centre acct £42,435.66/ main acct £11,838.13. No large or unusual transactions.

**5** **Community Car Scheme –** Lara has forwarded a draft job description of the Project officer for the car scheme ( to be in post by January). Directors are to look at it and reply to her. JGa to reply.

**6 Sgoil na Coille –** A request has been received for a wedding to be held at the sgoil in October 2019. BD replied that it would cost £50 for an afternoon which could either be paid directly or in kind.

Decided to have a meeting up at the Sgoil in January to try to plan for the future (Maintenance of sgoil and toilet/compost site/purchase by ACC for community use).

**7 Sunart Telecom –** Directors agreed to use Sunart Telecom/Scotnet for phone and broadband service at the old PO building. BD to arrange.

**8 HMRC / Gift Aid** BD has registered ACC with HMRC in order to start claiming gift aid. LM has received a letter confirming this. BD still needs to send supporting documents to complete registration.

**9 AOB**

**A** JGa called in to Na’vi Organics.

Also discussed was oil heating at the PO Buildings. The heating oil ran out last week and oil had to be ordered rapidly. Due to the tank being empty, the system needed bleeding before it would run again once the tank had been filled. DJC did this successfully. There is a monitor on the tank which had been switched off due to the beeping being a nuisance. Directors decided that it should be on and as ACC are paying for the oil, they have responsibility for letting us know when the oil level is becoming low.

BD has worked out that on average the oil for heating/hot water costs £23/week and there are also water charges that are not passed on to the tenants of £21/month and electricity costs for the area in the tearoom that used to be the ACC office of £250/year. (£142/month total)

**B** BD has drafted new fire notices for the centre as old ones were a bit out of date/faded etc as part of looking at new policies etc. BD is also starting to write a financial policy for ACC.

**C** LM said the cooker in the kitchen at the centre is not working (oven not heating up/door not shutting correctly etc). She is to look into whether it can be fixed or buy refurbished one.

Meeting closed at 6pm (started at 3pm)