

FOR PUBLICATION

MINUTE of the meeting of the Board of Stòras Uibhist
held on 4 October 2007 at 1630 Bornish Office, South
Uist.

MEMBERS PRESENT	Angus MacMillan Chair	George MacAulay
	Lorne MacLeod	Fr M J MacDonald Vice Chair
	John MacMillan	David Blaney

APOLOGIES FOR ABSENCE	Martin Matheson	Isabel MacDonald HIE-IG
	Sarah MacEachen	Faye MacLeod - CSMCo

ATTENDING	Jean Rankin	Huw Francis, Chief Executive
	R MacDonald CnES	

DECLARATION OF INTEREST	Angus MacMillan – Relating to fish farms. Lorne MacLeod – Relating to Caledonian MacBrayne

Agenda Heading	No.	Record of Proceedings
Minutes of Meeting 04.10.07	1	The following changes to be made: The minutes of the previous Board meeting were amended to clarify detail of a meeting between Fr Michael and Alasdair MacEachen from CnES relating to ongoing development plans by Stòras Uibhist.
Action Sheet	2	Noted and agreed.
For Board Approval – Extraordinary Topics	3	<p>The Chairman, Angus MacMillan, left the room and the Vice Chairman Fr MacDonald assumed the role of Chair.</p> <p>1. Fish Farms; The CE referred to his written report to the Board regarding the development of fish farming on the Estate and following a lengthy discussion the Board agreed that :</p> <ul style="list-style-type: none"> a) there was a need to be totally open and clear with the community on procedures including commercial leases b) there should be a preference for “universal leases” which provide consistency and equivalency across the sector on lease terms and conditions where possible. Stòras Uibhist did not approve of sub leasing and would endeavour to deal with principal leaseholders only c) The Chief Executive was directed to re-negotiate new leases for certain sites to introduce the principals outlined. <p>The Chairman Angus MacMillan re-entered the room and the Vice Chairman Fr MacD relinquished the chair in favour of the Chairman.</p> <p>2. Data Controller for Storas Uibhist Archive Trust: The Board agreed to the recommendation that the Chief Executive should be the designated data controller representative from Stòras Uibhist for the Archive Trust.</p> <p>3. Office Temp & Staffing: The Office Manager left the room at the Board’s request while staffing issues were discussed. It was agreed that due to high workloads in the office that temporary staff were required to assist the Office Manager and the Board directed the Chief Executive to implement this as soon as possible.</p> <p>4. Lochboisdale Harbour Order: Lorne MacLeod declared an interest as a Director of Caledonian MacBrayne and took no part in the debate.</p> <p>An upcoming meeting between Stòras Uibhist and Caledonian Maritime Assets Ltd, was discussed and the Board requested the Chief Executive to clarify in advance that the meeting was only for Stòras Uibhist to learn more about the CMAL intentions and that no decision would be made regarding the Harbour Empowerment Order at the meeting. The Chief Executive was also tasked with determining how a Community Trust Port could be set up and the implications of doing so, with the intention of Lochboisdale Harbour being run for community</p>

	<p>benefit</p> <p>5. Proposed Crofting Cross Party Group: Roderick MacDonald suggested the Chief Executive should meet with Murdo MacKay to ensure Stòras Uibhist input. This was agreed by the Board.</p> <p>6. LIFE+ MACHAIR: The Board agreed the discussions of this consultative group should be followed and the Chief Executive report to the Board as necessary.</p>
<p>Projects update from Chief Executive</p>	<p>4</p> <p>Askernish Golf Course</p> <p>It was agreed that the presented Draft Machair Management Plan should be presented to the Askernish Township Shareholders. The Board also agreed that the presented Askernish Golf Proposal (draft) detailing a payment to the Askernish Shareholders covering any changes in grazing practices should be put to the 11 shareholders. The Board confirmed that any payment would be a management cost to the Golf Club. The Chairman added that in terms of importance to South Uist it was essential to continue the dialogue and reach an amicable solution that could eventually be recorded with the Land Court.</p> <p>It was agreed that a letter of thanks be sent to local businesses for their letters of support on the golf course development.</p> <p>Grogarry Lodge</p> <p>It was agreed that the Chief Executive should have the leeway to ensure that parties would have alternative activities in the event of poor shooting due to bad weather conditions. The Chief Executive also notified the Board of efforts to put a value on the deer herd as a community asset to be included in the balance sheet.</p> <p>Fishing</p> <p>Computerisation of the fishery booking system is underway which will allow bookings to be taken in the office as well as by the fishery manager. The work will be linked to efforts improve utilisation of the fishing available on the Estate.</p> <p>Housing</p> <p>The Chief Executive has initiated a housing needs study to be carried out on the Estate area to determine housing need and the housing aspirations of the community. It was agreed that in conjunction with this study there was a need to identify potential building plots for new housing on the Estate area and that Stòras Uibhist should actively be negotiating with townships regarding development areas. The Chief Executive was directed to approach each township to help identify areas where there was potential for new housing or restoration of older buildings.</p> <p>Clawback – Sale of Housing sites</p> <p>The Chief Executive reported that the company office received regular requests for housing plots and other accommodation and that there seemed to be substantial pent up demand for housing in the local community.</p> <p>The Chief Executive also reported that it seemed there was no reason a contractual agreement could not be entered into to extend periods of clawback on decrofted land. The Board recommend that the Chief Executive progress investigation of managing housing land and suggested that North Harris Estates may have a template for discussion.</p> <p>Lochboisdale Port of Entry</p> <p>In conjunction with external partners the Chief Executive is drawing up a Masterplan for potential development of Lochboisdale for consultation purposes and has approached HIE-IG for financial support of the various projects included in the overall vision for the area.</p> <p>Renewable Energy</p> <p>The Loch Carnan renewable energy project is being actively progressed and a public consultation day is planned for November, to be held at Grogarry Lodge. This will provide an opportunity for local residents to view photo-montages of turbines on the site and learn more about the timescale and activities associated with the project.</p> <p>Other small scale renewable projects were discussed but details are not included here for commercial confidentiality reasons.</p> <p>Quarries</p> <p>Negotiations on standardising the commercial quarry leases are progressing</p>

		<p>well and other discussions on developing further opportunities are also continuing.</p> <p>The Board renewed their support for commercial leases to be negotiated on standard terms as per the fish farm agreements.</p> <p>Coastal Erosion</p> <p>CnES had enquired about how Stòras Uibhist could support the coastal protection programme. The Board agreed that they would be happy to consider allowing CnES access to and over Estate land to carry out coastal defence work that protect community assets and infrastructure.</p> <p>Celtic Park Fundraiser</p> <p>The Chairman indicated that 10 – 12 tables had already been sold and that an advert will be in the West Highland Free Press next week. The event is organised and the necessary bookings made.</p> <p>Storas Uibhist Newsletter</p> <p>The Autumn newsletter had been issued to the community via post and email and the Board agreed that the newsletter should be issued regularly to all members. The Chief Executive is to ensure this happens.</p> <p>Drainage</p> <p>A letter from Gillespie MacAndrew regarding Coastal Protection Act 1949 and its implications for estate management was noted.</p>
Reports	5	<p>a) Administration – This was covered during the discussions of 3.3 above.</p> <p>b) Crofting – The Chief Executive reported that there are ongoing discussions with the Crofters Commission to resolve disputes on the estate and these will be discussed in greater detail when the Chief Executive meets with the Commission later in the month. No progress was reported on digitally mapping the estate.</p> <p>c) Financial – The Chairman informed the Board that to date the company is in line with the business plan and further projections will come to the Board before the year end. It was agreed that BIG and HIE should be informed regarding the delay in recruiting for the DM/DO posts. The Chief Executive was directed to inform Neil Gerrard and cc John Watt.</p> <p>d) Accounting and Legal Records – The Board directed the Chief Executive and Lorne MacLeod are to organise the return of records from the previous owners accountants asap.</p> <p>e) Financial Statements for South Uist Estates Ltd group of companies – Draft accounts approved by the Board.</p> <p>f) Isabel MacDonald Report</p> <ul style="list-style-type: none"> • Renewable Energy – it was agreed that a small group in the Loch Carnan/Eochdar area be established to provide a conduit to inform local residents of developments. • Grogarry Lodge – HIE-IG is providing support to Stòras Uibhist to market the Lodge and develop it as a destination. <p>The Board accepted and noted all the Reports.</p>
AOCB	6	<ol style="list-style-type: none"> 1. The Board accepted the draft report of the Minutes of the previous Board meeting and directed they should be published the company web site and distributed to public places and attached to the next communication to the community when practicable. 2. Chief Executive informed the Board that the preferred applicant previously discussed had withdrawn her application. Discussion with the Cabinet Office, Scottish Government and Welsh Assembly had highlighted potential for a secondee to join the company and the Board agreed for this to be progressed and the jobs re-advertised as well. 3. Lionacleit Running Track – it was agreed that Stòras Uibhist would lease the land for 25 years at a preferential rate as long as the facility was used as a community asset. It was also agreed that it would be company policy for future community leases to be considered for preferential rates on a case by case basis. 4. It was agreed that Directors Liability Insurance would be provided. 5. Minimum Wage Increase – it was agreed to increase the current hourly rate

		<p>for over 21's working for the company in line with legislative increases, effective from 1 October 2007.</p> <p>6. Ferries – LMacL declared an interest and left the room.</p> <p>Angus MacMillan has requested information from Calmac on the Lochboisdale-Mallaig bid. Information has also been requested from the Scottish Government on why the bid was rejected. The Board agreed that this should be followed up by contacting Stewart Stevenson to ask him to come and hold a public meeting to debate the issue. It was agreed that support would sought from the MSP, MP and Comhairle nan Eilean Siar and local councillors to ensure a public meeting took place.</p>
Date of Next Meeting	7	Thursday 8 November 2007 at 1630 at Bornish.