

**Minutes of Morvern Community Development Company  
Board Meeting held in public  
Thursday, 10th May 2018, Lochaline Primary, 7.30pm**

**MCDC/MCTC Directors:** Jane Stuart – Smith, Alasdair Firth, Sarah Jones, Susan Taylor, Angus Robertson, Nick Tordoff, Lilia Dobrokhodova (Development Officer)

**Members of the Public:** Annie Tordoff, Adeline Callander, Charles Lamont, Willie Lamont, Martin Sampson, Calum Finnigan, Nicki Burnham. Also John Renshaw from John Renshaw Architects.

**Apologies:** Lesley Jones, Jenni Hodgson, John Hodgson.

**Agenda:**

1. Minutes of last meeting
2. Matters arising
3. Projects
  - Hydro
  - Community business hub
  - Housing
  - Morvern Eco Wheels
4. AOB
5. Next meeting – 9th August 2018, public at Lochaline Primary

Sarah welcomed everyone to the meeting.

1. **Minutes** – Susan proposed, Angus seconded.

2. **Matters arising**

Susan provided an update on Dhal Mor. There is pressure to reopen the existing building for respite, possibly next month. 3 respite beds with overnight capacity. Next stage - what happens when the school move out?

3. **Projects Update**

Sarah suggested that members of the public ask questions about points they might be unsure of, rather than the board repeating what people already know.

**Community Business Hub** – it was noted that this project is designed to enhance existing facilities in the village, it will provide employment and flexible working space, following the consultation with the community over designs over the last three years.

John Renshaw presented the layout of the building, the A3 plans were also on display during the meeting for everyone to comment on. John offered to answer any questions and described the proposal - a heritage centre, a gift shop, workspaces, health quite. The building is to be constructed to Passivhaus design which will minimise running costs. John explained about site constraints due to proximity of the petrol pumps, residential property, parking etc. It was hoped that one bedroom houses would be built at the same as the hub (pending various funding applications submitted), thus saving on costs and ensuring less disruption during the project construction.

Willie Lamont was concerned that the new building would obstruct his views but John explained that the new building does not project on Willie's property. Willie also wanted to maintain a 3m

passage way between the boundary of his property and the new building as well as asking about the transformer on site. John offered to meet Willie and Charles on site when he is visiting next and set the corners of the new building. Willie welcomed this. John also explained that all applications were in place in order to move the transformer. Trees will also need to be cut in order to achieve this, Willie Lamont was pleased with this.

John explained that air source heat pump will be used as a source of supplementary heating. A discussion took place about various practicalities of the building. It was agreed that a health suite should have a separate access door so that people could use the gym even when the rest of the building is shut. A discussion took place about privacy in open plan offices and it was agreed that a quiet room was going to be incorporated into the design for any confidential phone calls etc. This is common practice nowadays in other organisations.

MCDC will run the building. A question was asked whether an individual would be able to lease the gift shop? Although this was not discussed in detail, the board felt that it would be fairer if MCDC ran it all. This is also due to various rates etc and MCDC is a charity. It is envisaged that people would pay to either join the gym or will pay as they use (tourists). MCDC researched the prices for office rents in Craignure and Tobermory. An internet point was discussed.

A place for moving the recycling bins was discussed - Hazelwood car park?

The next step for the project is obtaining a building warrant and running a tender exercise to appoint a contractor.

Willie Lamont and Charles left the meeting.

Jane and Angus also left the meeting shortly after.

**Morvern Eco Wheels** – Calum expressed a concern that MCDC was expecting MCTA to run this project. Lilia assured Calum that this was not the case. MCDC kept MCTA informed about the project and found their advice useful. At the latest MCDC board meeting in April, the board agreed that MCDC should run the project, at least to start with for a year, in order to establish the car hire club, carry out all workshops and test drives and complete all reporting to the Climate Challenge Fund. Such issues as insurance, maintenance, cleaning etc for the car was discussed. Adeline offered that George may be able to help with these issues as he has experience with this. Lilia will be in touch with George.

**Hydro** – the consultants who have been tasked with evaluating the current proposals issued their report. It arrived just before the meeting and the board did not have a chance to read it yet but a very quick glance suggests that Barr river is looking good and All achadh Forsa is looking weak with current FITs.

#### **4. AOB**

**Community information night** - Lilia will draft a letter for end of next week. Ask what community ambitions are and include the achievements so far. Refer to the current plan which is on the website.

**Next meeting** - 9th August 2018, Lochaline Primary, 7.30pm.