

**Minutes of Morvern Community Development Company
Board Meeting discussing cafe idea at the hub
Saturday, 4th July 2020, 11am by Zoom**

MCDC Directors: Sarah Jones, Angus Robertson, Jennie Robertson, Nick Tordoff, Alasdair Firth, Bob Jones, Lilia Dobrokhodova (Development Officer).

Apologies: Jane Stuart – Smith

Agenda:

1. Decision on whether to go ahead with a cafe idea at the hub
2. Decision on final layouts of both floors
3. Decision to instruct the architect to apply for planning permission and building warrant

In the absence of Jane S-S, Sarah Jones chaired the meeting.

The sub – group updated the board on the latest developments with the hub. MCDC received two expressions of interest for the hub, one for a cafe and another for a machinery repairs workshop with a hardware shop. Members of hub sub-group had further discussions with people who put the two proposals forward. In further discussions about the machinery repairs workshop, it became apparent that the hub was not the right venue for such a business. MCDC will look into helping to find a more suitable place for this business.

The board then made a **unanimous decision to go ahead with the cafe idea** on the ground floor of the hub.

The hub sub – group presented the latest plans for both floors of the hub and the board considered those in detail. The plans are getting there but a few changes are required and Lilia will go back to the architect with those:

- Door to WC on ground floor from the lobby – need to find an innovative way to make this work, due to interference with the kitchen door and to provide more display space on the wall.
- Need a room for storage and office in the kitchen
- Consider double door into cafe from lobby
- On the first floor, need to look further into office arrangement for Lilia and Adeline and potentially more staff to allow the meeting room to have heritage display

The main priorities for the first floor are:

- Meeting space
- Toilet
- Tea/coffee making facilities
- Private office for L&A
- Up to 3 hot desks
- Retail space
- Heritage space

MCDC board confirmed **sub – group’s authority to make further decision on finalising plans** based on the above.

MCDC board made a **decision to instruct the architect to apply for change of use planning permission amendment to include a cafe and associated changes**, and consequently apply for building warrant amendments.

MCDC board also confirmed that **the hub sub – group can make financial decisions** on the hub and come to the whole board if going over budget.

The meeting noted correspondence from Simon Boulton which Jane forwarded to the board along with responses. The board are fully briefed on the situation and are in full support of the responses sent. The board thanked Jane for taking this sensitive issue on and offered their full support.

It was also noted that several letters of support for a cafe at the hub were received from members of the community.

The board agreed to go back to the community and ask:

- Whether hot-desking is still on the priority list and find who might be renting an office/desk space
- How many crafty people are interested in displaying their wares for sale at the hub
- Any volunteering from the community

It was suggested that the above questions are asked in a **newsletter** (Sarah and Lilia) as well as on Facebook and website.

A question was asked on whether the **cafe’s name** will stay as O2 or it will be renamed. The consensus was that it may stay the same to start with, but could potentially be rebranded at a future date.

It was suggested previously by MCDC director, that when the cafe lease is negotiated, that a third party negotiates it on our behalf. Ardtornish Estate has a trainee land agent on secondment from Savills and the Estate offered his services to MCDC pro bono to negotiate the cafe lease. The board thought that this was a good idea and wanted to explore further, the first step in this process would be to set up a meeting with the trainee. In the meantime, Lilia asked HIE for guidance on lease amounts for similar set ups across the HIE area.