



**Registered Office**  
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**Minutes for MCDC Board meeting  
 Monday 24<sup>th</sup> November 2025, Teams**

Attendance:	AR, ST, HL, BR Apologies MW, KL Operations Manager, Project Officer
1. Introduction & declarations of interest	AR and ST both have family members who work for MCDC and associated companies
2. Minutes of last meeting and matters arising	Delay in approving and posting minutes was discussed and improvement promised, however unfortunately Clerk unavailable so clerking fell to Operation Manager.
3. Operations Report (SP)	See monthly report
4. Infrastructure update (LD and AR)	<p>i)Housing Officer update:</p> <p>Housing:        Still awaiting determination of planning, last communication from planning department indicated that letter should be through by the end of November. Stage 1 building warrant applied for. Quick determination is anticipated. All Stage 2 tender packages are with TSL for pricing. Once the pricing is back, MCDC has a meeting scheduled for 19th December to give the project the green light and financial sign off. It is anticipated that the prices that come back for Stage 2 tender will be in line with Stage 1 tender and current financial package. Value engineering exercise may be required, in particularly when deciding on sprinkler/mist system, heating and finishes.</p> <p>TSL started work on site today, 24th November, to divert the electrical cable. SSEN expected on site the following week, 3rd and 4th December to lay the cable and make the necessary connections.</p> <p>I have been in touch with RSPB who are keen on a collaborative project to help with compensatory planting. They are keen to grow tree species specified by our ecology contractor. RSPB should be able to supply 30-40 cm saplings but not mature trees. This could be a potential £40K saving on the project, particularly if we could do planting in house, i.e. MCDC, RSPB and potentially other community organisations, like CLAM and MCW (not spoken to them yet about it) for example.</p> <p>Anticipated start date on site for the main contract is 2nd February 2026. I have been updating Toby on progress, and any start dates and movements on site. He is very supportive of the project, but likes to be updated and is keen that his BT cable is not damaged again. Contractor aware. There are some trees and tree branches on the boundary with Toby that need to be taken care of, particularly after Storm Amy and this is all in hand with contractor aware.</p>

First RHF claims submitted and money received by MCDC.  
Updated RAG requested from QS, will forward on before the meeting if it arrives in time.

Almost all funding is secured for the project, awaiting confirmation from SIF. I would like to thank Angus for stopping his life for weeks while he worked on the financial modelling spreadsheet to submit to SIF, with help from Adeline and a wee bit from myself (tiny bit). The spreadsheet covered financial projections for MCDC, MCTC and MorVolts and can hopefully be used as a useful tool for future budgeting for the companies.

ii) Infrastructure Working Group – it was agreed a group should be formed and MCDC Directors appointed, Ops Manager to develop terms of reference and bring back to the next meeting

iii) West Pier – update from Project Officer

There is a small working group consisting of some MCDC directors, members of the community and other community organisations working on this project, with myself coordinating.

Several meetings took place so far with Holmen about the West Pier. Next meeting scheduled for 26th November.

Holmen not keen to collaborate but so far confirmed that they been in touch with the HC to arrange bins for the pier and been in contact with local person with the view to take on a care taking role of the pier in the interim.

MCDC is now a community body that can apply for Community Right to Buy (CRTB) from the Scottish Ministers. The process is lengthy, will require a community ballot and I started working on the application.

Would be good for MCDC to mandate this work. PID will be produced going forward.

The route for CRTB is attached to the email. CRTB will allow MCDC to have first refusal to buy if/when Holmen decide to sell.

I made enquiries with funders that Holmen will be approaching for infrastructure repairs to the pier to see if Holmen need community buy in for this. Awaiting a response.

I approached SLF for any feasibility funding if MCDC were to pursue the business case and establish the pier condition for repairs. SLF unable to support at this stage as a willing seller is a pre – requisite for their funding. Holmen not willing to sell at this stage, hence CRTB to protect the asset for the community.

Looking for other sources of funding for a feasibility which would definitely be required if MCDC were to force the sale in line with SG legislation.

I also obtained a list of companies who carry out survey work for piers, from another community company.

iv) Toilets update from the Project Officer:

There is a small working group working on this consisting of MCDC, MCC, member of the community and myself coordinating.

	<p>Had a meeting with the HC to see if MCDC could purchase the current public toilets, following the pine marten episode when the facility had to be closed for several weeks. The HC is in support of this in principle. Various options have been discussed with the HC, no commitment to purchase given by MCDC but we will keep the dialogue with the Council to find the best solution for the area.</p> <p>Had a meeting with CMAL to see if the whole area by the CALMAC pier could be tidied up. Bins and toilets etc. CMAL so far very receptive and willing to cooperate and help. They suggested we provide our vision on a map (the working group meeting about this on 26th November), submit to CMAL and they will run by their planners to see if the vision is possible on the land (where Calum used to have his caravan).</p> <p>Ideas include – public toilets, shower, refuse and recycling bins, e – bike charging, caravan waste disposal.</p> <p>Would be good for MCDC to mandate this work. PID will be produced going forward.</p> <p>v)FLS land purchase Ongoing. FLS solicitors are drafting the paperwork</p>
5. Finances (KL)	This was held over to the next meeting as Treasurer away
6. Meeting MCDC, MCTC, MorVolts – noting for the record	<p>It was resolved by MCDC Directors that a sum of £20,000 be provided to MCTC to manage organisation pressure and support the delivery of services for community benefit through the winter period. The usage of the money is to be determined by MCTC.</p> <p>There is no requirement for repayment.</p> <p>It was agreed that a second meeting should be held to progress the discussions around finance (including admin recharges), strategic decision making and how the Boards can work more collaboratively, A date was set for 8<sup>th</sup> December 2025. It was also suggested that all the Boards should meet regularly.</p> <p>This was a unanimous vote</p>
7. MCT application- noting for the record	<p>Approval was given by emails to submit a grant application to MCT for £10k – likely to awarded as a loan to enable a community gym to be implemented at Lochaline harbour – as part of harbour development, for community benefit. MCTC will operate the gym.</p> <p>All Directors approved, KL abstained</p>
8. Approval of the Strategic Summary – Plan on a Page	Unanimous approval
9. Umbrella Organisation – for consideration	Agreed in principle, further research needs and insurance information needed
10. Stakeholder engagement & communications	<ul style="list-style-type: none"> <li>• Newsletter drafted</li> <li>• Article and adverts submitted to De Ta Dol</li> <li>• Regular drop in sessions</li> <li>• Regular posts on social media</li> </ul>

<p>11. Dates of next meetings 2026</p>	<p>These are in the diary for 2026 – Clerk to circulate details Next meeting 17<sup>th</sup> Feb 2026</p>
<p>12. AOB</p>	<ul style="list-style-type: none"> <li>• Update from MW on Electricity Supply to the Hub – electricity supply:</li> </ul> <p>The meter was physically changed on the 11th November. The current supplier, Smartest Energy, were legally bound to change the meter. Smartest are uncooperative</p> <p>Issue 1: On 25th September we were told that Smartest had made an error and we were expected to pay a further - Maximum import capacity charge: £1080.78 - Reactive power charge: £1.94 The issue was raised with me on 28th October. I emailed Smartest on 29th October I asked for a detailed breakdown of how this was calculated and what specific ‘regulations’ were involved. No acknowledgement or reply received.</p> <p>Issue 2: It was a condition of the meter change contract that Smartest change the meter profile class to “03”. That would allow us to shop for cheaper tariffs. Smartest said that it was not possible to change the meter profile class to “03” (from “00”). I replied with a detailed letter referencing OFGEM regulations that said Smartest was obliged to change the meter profile class. Smartest did not reply and we have not been able to confirm whether the meter profile class was changed. It has not been changed on the national database. This means we cannot shop for a cheaper tariff – I’ve tried.</p> <p>Both issues were raised as a formal complaint to Smartest customer services email. No acknowledgement or reply received. Phoned customer services (in Cape Town) to be told that formal complaints had to be raised using the website using plain text.</p> <p>Plain text formal complaint submitted on their website on 19th November. An automated reply was received - saying they look into all complaints but consider using FAQ.</p> <p>Ombudsman is next.</p>

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|  | <ul style="list-style-type: none"><li>• MorVolts update - following their recent board meeting<br/>Angus please add this from your notes</li></ul> |
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