

Minutes Community Trust Meeting 22 12 10. (Part 1)

This Meeting was held at the offices of the Scottish Housing Alliance, Fairview, Inverness by kind invitation of the Alliance to discuss the Errogie Smiddy housing proposal. The first part was attended by the Alliance and followed by a Trust meeting without their attendance which also covered other matters of business.

1. Present: A. Holt, A. Sutherland, M. Houston, F. Ross, F. Ellam. The meeting was quorate with 4 directors with full voting rights, plus Susan Torrance, Chief Executive of the Alliance.
2. Apologies: M. Bateman, S. Ferguson, H. Grainger.
3. Site, layout plans, and illustrations of two “new energy” modular semi detached one story houses were examined and discussed around the table. The accommodation offered comprises - hall, kitchen/diner, two bedrooms and bathroom with shower over bath each 78 square metres of floor area. The proposed road improvement using part of the site to remove the Errogie corner was also considered. The following questions arose:
 - a) What would the cost be of a “cassette” roof construction with higher couples to allow future expansion on an upper floor?
 - b) Would Highland Council give the Trust back more of the road on the west side of the site to enlarge the site?
 - c) The access arrangement for the house “Struthan” needed to be clarified.
 - d) Highland Council Social Work Service need to clarify Marie’s status should she require to go into their care in the future and has been judged to have given away assets of value which could have been used to offset the cost of her care.
 - e) The Housing Alliance will contact Marie’s lawyers to draw up an agreement which conveys her property interest to the Trust subject

to her life tenancy of one of the houses. And any other legal/contractual details or memorandum of agreement necessary to complete the arrangements between all of the parties. The Alliance has agreed to meet these professional fees.

- f) The Housing Alliance will apply to their own charitable trust for £50,000 as a grant to put towards the project.
- g) Highland Council need to confirm their engineer's verbal commitment (Les Houlker) to meet all the £130,000 cost of the road improvement from monies offered by the Coriegarth Wind Farm developers.

4. The maximum total cost of the project is £250,000 (excluding the road works to be met by Highland Council) but there are elements within this figure such as sales and marketing and profit which could reduce the cost to approximately £220,000. The potential funding breakdown is as follows:
- | | |
|--------------|----------|
| Project Cost | £222,000 |
|--------------|----------|

Less, derelict land grant £80,000

Housing Alliance £50,000

Net Cost to Trust could be as low as £90,000

5. Obviously it is difficult to be precise as to the figures at this stage but the Directors agreed to offer up to £100,000 for the two bedroomed houses or up to £150,000 if it is possible to have two larger three bedroomed houses. We would be interested in a cost for the larger house development. The unit figure of £990 per square metre for a house on one floor seemed too high a rate for the slightly larger area of a house on two levels. The way in which the Community Trust provide their contribution will be discussed by F. Ellam with the Scottish Community Foundation who administer the Glendoe monies.

6. The Directors also discussed the value of the development to Marie. The value of her rent free life tenancy may be less than the value (£60,000)

of her contribution to the overall project. This is a point we agreed that Marie and her solicitor should determine. Her attitude expressed quite forcefully has been that she is not interested in having an equity investment in the project to either use during her lifetime or to hand on following her death. If this is to become an issue then it will require to be built into the funding package. It could also be linked to Highland Council's view of her assets should she require future assistance.

7. Finally, the Directors considered that this was a project which meets two community aspirations – the need for local housing and elimination of a notorious corner. The directors are also very grateful to the Housing Alliance for all of the financial support and guidance which they have offered us to date.

A. Sutherland (Community Trust Secretary)

Part 2 (This took place with Trust Directors only)

1. It was agreed that A. Holt would check out the prices which would be charged by other builders such as Roy Homes and Tullochs to provide similar accommodation for the Errogie development. This may pose problems should we suggest switching project management from the Housing Alliance's architect to another house builder.
2. The draft accounts were presented by Frank. He would like any comments back by the early New Year.
3. Energy Efficiency Monies. There was a discussion about the initially slow response to the recent advertisement in the Boleskine Bulletin for individuals interested in replacing their white goods with A rated appliances. It was agreed that SSE support should be sought to deliver the benefit as per the work currently being carried out by Fort Augustus using their appliance list. The offer should be for up to £400 per house for any of the appliances listed by SSE and that they should be asked to contact all of our householders from the electoral roll. The cost of

appliances should exceed the grant to be offered and the offer would stand for 3 months from the date of issue of the letter to households from SSE. Administration will be done by SSE and no upfront money should be required by applicants.

4. Date of next meeting to be determined but likely to be the AGM in the new year.

A. Sutherland Secretary