



**REWDT Board Meeting,  
Monday 30 September 2024 @ 19:00  
MINUTES**

**Present:** Peter Roebuck (Chair), Grant Mainland (Vice Chair), Alison Mainland (Treasurer), Julie Akid, Callum Flaws, Richard Tipper, Kayleigh Tipper, & Carole Maguire.

**In Attendance:** Lloyd Gudgeon (CDO) & Helen Castle (Co Sec).

- 1. Welcome & Apologies for absence** – Peter welcomed all to the meeting. Apologies were received from Mark Hull & Eric Shortland.
- 2. Minutes of the Board Meeting held on Wednesday 29 July 2024** - The Minutes were discussed and approved: Proposed: Carole Maguire; Seconded: Callum Flaws.
- 3. Action points (see below) and other matters arising (if not elsewhere on agenda)**

17 April 2024

**AP1: board** to think about Stuart's idea to have one of the two one-bed flats at The Manse for REW DT use rather than social housing and the costs to the REW DT would be approximately £75,000, this would help the DT with recruitment. **Discharged, on today's agenda.**

**AP2: Grant** to take the proposal for dual authorisation for online banking to the next REWIRED Ltd board meeting. **Discharged. REWIRED Ltd. Board agreed not to do this.**

29 July 2024

**AP1: The following directors** to return their annual declaration of interests and code of conduct forms back ASAP **Kayleigh, Richard, Carole, Eric, Grant & Mark. Ongoing.**

**AP2: Turbine Manager** to chase the contractor to start the track repairs after the summer season has finished. **Discharged.**

**AP3: Callum** to empty the Manse oil tank and refund the REW DT for the fuel value. **Ongoing.**

- 4. Declaration of Interests.** declared. Helen reminded the **directors** who have not handed in their declarations of interest and code of conduct forms, to please do so, ASAP.

## 5. REWIRED Ltd.

Productivity at the turbine for the past 3 months:

2023/24	Actual Productivity (kWh)	% Productivity (against 37% target)	% Curtailment (against 7% expectation)
June	351,335	54.22%	10.3%
July	124,880	19.27%	58.9%
August	278,644	43.00%	19.9%

June was the most productive June REWIRED has ever had. However, July was particularly disappointing due to issues with the ANM system. Enercon visited in August to carry out statutory inspections. Our availability was below target at 82.42% for 2022/23. This was mostly due to the breakdown last summer. REWIRED Ltd. Will receive €49,000 to compensate as per our EPK II agreement. The turbine is currently down with a pitch control fault and waiting for the part to be delivered to Orkney for the repair.

REWIRED Ltd. Accounts have been approved and the board has agreed to gift £300,000 to the REW DT, the remains of the profits will help to boost the reserves in case of turbine repairs that may not be covered by the insurance.

## 6. Grants. The grants report was shared with all directors.

- G24 08G Rousay Parent Council – Requested £414.56 for four children to attend out of school activities. A director asked for information to be shared prior to the meeting on previous applications and what was paid and what amount was raised by the children themselves. The board agreed to pay 80% of the application request.  
Awarded £312.00
- G24 09G for a school residential trip to Berlin – Requested £990.00, the board discussed this application at length and felt that this was more an educational trip and therefore should come under the Educational Bursary Grant funds rather than a General Grant. The Educational Bursary has a cap of £750.00, the board agreed that for consistency all school educational trips should be paid in this way but for children this would not include the £100 travel allowance.  
Awarded £750.00
- G24 10G A resident's request for £1,700.00 towards the costs of bringing a tutor to Orkney from Glasgow to out on Decoupage class for Rousay residents to attend. The board discussed this at length

and felt this was a very good idea but that the costs were very high, and it would be better to see if a local tutor could be sourced. The applicant is being encouraged to speak to Nicky to see if well-being funding is available externally to put a taster session on. Application not approved.

- G24 11G Darts Team travel costs to Stronsay £1.200.00, the board felt this should come under a Community Grant rather than a General Grant and awarded the maximum of £500.00 for an event. The team are being encouraged to contact the REW&G CC for additional funding.
- Fuel Grant 2024-25 proposal. The board went through the proposed costs and grant terms and conditions. After a long discussion, where the board discussed several options including the option of including all households applying to receive a £250.00 grant and those in 20% fuel poverty to have an additional payment, the board approved offering the grant only to those in extreme fuel poverty (at 20% or higher) as a one off payment of £300 to each household who apply and who meet the extreme poverty grant terms and conditions. The board were pleased that residents had appreciated the grant in previous years but felt that it was better to support those in greater need only.

## 7. Trust Manager Report/Projects.

7.1 HR – Lloyd shared that Rachel MacGill has joined the team as our new Youth Development Worker.

The videos produced by OIC highlighting the work of Orkney community trusts are out if a bit out of date by now. Ours can be viewed here.

<https://youtube.com/@orkneyislandscouncil?si=zUj2KcUSzVLFm6Z>  
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### 7.2 Projects –

- **Johnston Road Housing** - We are still waiting to hear about planning permission for this project. As soon as we have planning permission, we can submit a funding application to the RIHF, book the contractor and start project management.
- **The Manse** – Lloyd has a meeting soon with Davie Campbell and Billy Groundwater regarding the Manse and the Marina projects. The Manse has now got insurance.

A director asked if we could get mains water installed there, but this is not possible due to the Scottish Water pipe work. Lloyd arranged for RAM Drilling to look at the water supply and they have suggested a new bore hole close to the current location with all the

correct filters and a pressure system to be installed allowing for a good water supply for the planned three flats.

The board agreed to complete the three flats in one phase as doing a part phased approach would be more costly.

The board discussed the previously put forward idea to have one flat kept for keyworkers but felt that it would be better to have all three available as social housing, especially as this allowed the REW DT to apply for external funding for all three flats.

- **The Taversoe** - The CBS has gained full FCA registration. A preferred tenant has been identified and negotiations towards a lease are at an advanced stage. The solicitors have completed paperwork for the sale of the property and are nearing completion of the leases. The sale of the building has gone through, and the Business purchase will go through this week.

Grant is the REW DT representative on the CBS and needs to be included in all correspondence and meetings, **Lloyd** to share this with the CBS group. The stock will remain at the Taversoe for the tenant to purchase directly from Carey. The remaining areas of the building are either empty (the flat) or put away for the winter.

CBS want to do repairs quickly so that the premises can be open to the public again. Carey has offered to open a couple of nights a week (e.g. for the poker group to meet), **Lloyd** to ask the CBS to discuss this with Carey.

There are a number of repairs and improvements that will be required at the Taversoe. Most of them can wait until a major refurbishment project can be agreed with the CBS and funding found. However, a couple of immediate concerns are the drainage at the front door and installing a walk-in fridge. The drainage looks to be straightforward – a trench to be dug across the bottom of the carpark diverting runoff away from the door and area built up with a concrete pad. The walk-in fridge needs to be investigated further due to the space restrictions.

The decking area was discussed as the CBS felt that it needed to be replaced, Carole said that the decking was replaced last year and only needs to be oiled. The REW DT had hoped to be able to donate the surplus boards at the Boardwalk, but these are insufficient now that the Pier Store has taken some, and we need to hold some back for boardwalk repairs in the future.

The Board agreed in principle to invest up to £10,000 for immediate repairs. The board would like the CBS to create a clear plan including the costs and locations of the repairs/work etc. and look at a budget which shows value for money as this will come from the

community turbine funding and share this with the REW DT for discussion. **Lloyd** to speak to the CBS regarding this.

- **Pier Restaurant** - RSK are coming back at the end of October for their final checks and have asked us if we want to take on some of the clearing up and finishing of the testing and remedial works at the Pier Restaurant. They will provide instruction and we will get the work done. This will mean they do not have to fully mobilise for another visit and so will save us money. The work includes contracting a waste-disposal operative to remove the condemned subsoil; backfilling the hole; decommissioning test boreholes; taking air quality samples and sending them for analysis; packing up and dispatching the equipment. RSK will then end their report to SEPA for signing off. SEPA may then want to visit to check but they also may just take the recommendations and sample results from RSK.

As this is likely to be the final part of the remedial works, it is probably a good time to re-establish a community steering group to guide the next stages of development of the Pier Restaurant building. The board agreed that this should be the CBS group. **Lloyd** to ask if they are happy to take this on. If the CBS are willing and want to get any work done at the premises, they will need a clear plan and budget for the board to discuss and approve. When the REW DT first purchased the Pier Restaurant it was agreed that the running of the business would be put out to tender, as the CBS are now part of the Taversoe it would seem sensible to let the CBS have first refusal on running the new Pier Restaurant business plan. This to be discussed more at a future meeting when the oil clear up work has been completed. If the CBS wish a remodelling of the kitchen area the REW DT will apply for external funding to do this.

Missing items of furniture – The previous Trust Manager thought that as the REW DT owned the building this also covered all of the contents too. In good faith he offered The Crafthub the opportunity to take what they needed to help them set up in their new premises at The Space. It was only afterwards that the staff and board was informed that certain items were owned by a resident. The board approved the small payment to the resident for items taken.

The REW Heritage SCIO have asked if they can use the bar and restaurant areas to complete the restoration work of artefacts donated for the Pier Store. The board is happy for this to happen and for other community groups to use the rooms on the understanding that there are no facilities available e.g. hot water, toilets etc.

- **Pier Store** - The contractors have finished their work (although there is some snagging to be done). The Heritage SCIO are preparing the display areas using surplus decking boards from the Trumland Boardwalk, donated by the Trust. The community have been very involved in creating the inside display areas. NILPS visited to inspect the project on 25th September and were very impressed, they have agreed to fund the design and installation of display boards etc. with information on the items on show. The SCIO will be opening the Pier Store soon, the board agreed the peppercorn rent that the Trust will charge.
- **Marina** - The land ownership at the potential Marina site was not clear-cut, particularly in terms of the foreshore, and has taken some time to become clear. We now think we have tracked down all the owners of the various parcels and we are talking to them about potentially selling us the land. We will need to carry out a significant amount of community consultation to feed into the stage 2 Scottish Land Fund application.  
Meanwhile, we have been advised that we should delay submitting our application for stage 2 funding (to buy the land) until early in the New Year, as the current round of funding is over-subscribed. The application is being written in readiness.
- **Community Transport** - Christine has taken over the management of the ebikes, which continue to be popular. A number of people who have already borrowed a bike for a month have asked if they can borrow one again, as well as new people coming forward.

The Car Club vehicle failed its MOT for the first time. It is back on the road, but we should be looking find external funding to replace it before too long.

The Dial-a-Ride van is becoming more popular, with some very kind feedback demonstrating what a difference it makes to some people's lives. The recent advertisement in The Review had the trips as shopping trips but this needs to be changed in future to well-being town trips, which is more accurate.

We will feature on the Community Transport Association website with a short video highlighting the REWDT transport activities. This will be part of their Community Transport Week celebrations 14 -18 October. Until then it is available on YouTube at <https://youtu.be/W9lkfZ1vC-8>

Lloyd has been speaking with OIC & Active Travel about applying for funding to obtain children's bikes (not e-bikes as these are only

available for over 14-year-olds). **Lloyd** to check what children's bikes Carol Rae has for hire. They can also provide us (under the same funding) a self-serve bike service station to allow locals and visitors to complete easy bike repairs.

**School request for travel support** – The REW DT has been contacted to ask if we will help with travel from the Pier to the school and back for a mother and nursery aged child, to aid attendance at the pre-school classes, three times a week. As the child is under 5 OIC do not have any obligation to provide transport. SureStart are providing the funding for the ferry travel. The board approved the mother becoming a Car Club member and booking the electric car for the travel times needed. **Lloyd** to inform the school, mother and Car Club manager.

**Trumland Estate** - The new interpretation panels have been installed at the Boardwalk.

We start a new recruitment process in October aimed at finding a land-manager/ranger. Ideally that person would be in post before the end of the year. The main strategic task for the post will be a very long-term plan for the sustainable management of the Estate, including income options such as agri-environment schemes. The applicant will need to be able to communicate well with the farming community.

Peter thanked Nicky & Rachel for their reports.

## **8. Administration, Finance & Office.**

- 8.1 Membership** – One new membership form received, approved.
- 8.2 Finance** – No queries from Directors regarding the 2024/25 budget spreadsheet shared prior to the meeting. Helen shared the standard annual Scholes audit letters with directors.

## **9. AOB**

- 9.1** Lloyd's request for part of his relocation expenses to be reimbursed. Lloyd left the room, and the board discussed his request. The board agreed to pay the expenses submitted but if Lloyd leaves the DT within two years of starting, he will have to repay in full the expenses claimed.
- 9.2** Request from Egilsay resident to cut a small amount of Peat from Trumland land. There is an opportunity for the DT to earn funds via peat restoration, without damaging the peat banks, this will be something the new land manager will be able to investigate. **Lloyd** to take this forward with the Egilsay resident but the board were positive to his request.

- 9.3 A resident has come forward offering to help the REW DT with all electrical work and to do the PAT testing for the office, Taversoe and Pier Restaurant (when open). The REW DT are happy to cover his PAT testing training and offer him first refusal on any work but will not provide the equipment for the PAT testing or have him on a retainer. **Lloyd** to let him know.
- 9.4 Request from Screen Machine for donations – The directors discussed the request and have offered to pay a £200.00 donation.
- 9.5 A director raised the issue on the change in using personal email contacts to rewdt.org emails. Peter apologised for any confusion, and all agreed the principal of a DT email was good and strongly recommended but should not be compulsory. **Helen** to change those requesting it, back to their personal email addresses.
- 9.6 A director asked if the DT could have a project to create a large commercial style shed for sporting events and activities. It was agreed that the staff would start to look at this and if **API: Carole** could help Lloyd with the sports shed size needed, the location could be at Windbreck and a full plan with costings would be required before external funding was applied for (possibly via Sports Scotland and LAG/Crown Estate Funding). The shed could accommodate indoor activities such as football, rugby, snooker, darts, dog agility. Lloyd is working with Peter on next year's DT Road Show, and this could be included to see what the community may also want added and the support behind this project. **Lloyd** to speak to Morag Robertson and Alison Barclay regarding potential funding. If this were to happen, all groups using the facilities must have their own insurance.

## 10. Next Board Meeting

The next Board Meeting will be on **Monday 11 November**. The meeting will start at **19:00** and held at The Pier Cabin. Followed by meetings on

- **Saturday 14 December @ 09:30**
- **Saturday 25 January 2025 @ 09:30**



## Summary of outstanding action points.

17 April 2024

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30 September 2024

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## Acronym List

AFO	Admin & Finance Officer
TM	Turbine Manager
Co Sec	Company Secretary
CDO	Community Development Officer
REW DT	Rousay, Egilsay & Wyre Development Trust
DT	Development Trust
NILPS	North Isles Landscape Partnership Scheme
OIC	Orkney Islands Council
OHAL	Orkney Housing Association Ltd.
SLF	Scottish Land Fund
BLF	Big Lottery Fund
OSCR	Office of the Scottish Charities Regulator
REWGCC	Rousay, Egilsay, Wyre & Gairsay Community Council
REWIRED	Rousay, Egilsay & Wyre Islands Renewable Energy Development
CPO	Community Power Orkney
SNH	Scottish Natural Heritage
HIE	Highlands and Islands Enterprise
FCA	Financial Conduct Society
CBS	Community Benefit Society
CTA	Community Transport Association
CiN	Children in Need
RCA	Rousay Community Association