



**REWDT Board Meeting,
Monday 27 January 2025 @ 19:00
MINUTES**

- 1. Present:** Peter Roebuck (Chair), Alison Mainland (Treasurer), Mark Hull, Eric Shortland, Grant Mainland, Julie Akid & Callum Flaws

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

- 2. Welcome & Apologies for absence** – Peter welcomed all to the meeting. Apologies were received from Carole Maguire, Richard Tipper & Kayleigh Tipper.
- 3. CBS Update** – Peter gave the update as the CBS were unable to attend tonight's meeting. The meeting date had to be changed due to Storm Éowyn, making it difficult for CBS office bearers to be available.

Grant has spoken to Branwen, and she will ensure the CBS discuss including Lloyd & Grant in all future communications to maintain a good link between the CBS & the REW DT.

Peter updated the board regarding the improvements to the Taverso electrics. As per the boards' request, additional quotes prior to the work commencing were requested and one new provider quoted for the work, but this was much higher than the original quote received from Chris Jacques. Chris has begun the work and given his assurance that the work will be completed by the end of February and within the agreed budget.

The CBS issued their contract to the tenants two weeks ago and are waiting for the tenant to get back to them. The advice received from Lows re the contract between the REW DT & CBS is to have this for 10 years. The proposal to make the contract a 25 year agreement would mean that the contract would have to go to the Scottish Land Registry first and this would add another two months' time before the contracts could be issued and signed.

Peter and Lloyd have discussed having an MOU between the CBS & the REW DT. This MOU could include a proviso that once the first 10

year lease is coming to an end the REW DT would be happy to offer another 10 years follow on lease providing the business was successful or at least breaking even. A letter can also be issued to allow the tenants, once they have agreed their contract with the CBS, to start in the Taversoe before the upgrades are finished, providing it is safe to do so. This would allow the tenants to do any decorating or changes to the interior they want to do and help to get the opening date as soon as possible, which would be preferable to the REW DT board.

As a what if scenario, the board discussed how they support the CBS If for any reason the tenants do not wish to proceed at this time. It was recognised that an option maybe to fund a contractor to run the business on an interim base, to allow the Taversoe to open this summer. This would require additional funding to support this option.

The CBS have proposed that a share offer may not be appropriate due to the building being owned by the REW DT, however the CBS have suggested they have a membership drive to enable the whole community to be more involved.

Eric raised his concerns that the Taversoe building may not be suitable long term for the islands' tourism requirements and that a larger hotel should be considered as part of the Waterfront Development project. This was noted and Peter wished to emphasise the REW DT's commitment and support of the CBS and that if the current premises proved to not be sufficient for future needs this could then be addressed through collaboration with the CBS to develop an improved offering for future tourist accommodation. This suggestion could also be included in the MOU if the CBS wished.

Eric asked what experiences the CBS have of running a successful business, Peter shared the office bearers' backgrounds and some of the other board members experiences too. Eric agreed this was perfect for the group. Peter added that the project has more social value than financial value currently and that is why the REW DT is so supportive of it. The project aspires to breaks even within three years of opening, and to meet the Scottish Land Fund requirements. Being separate from the REW DT, allows the CBS to have credibility. Soon the Pier restaurant will be able to be upgraded and ready for opening. An event will need to be planned for the REW DT to share the plans for the Pier Restaurant, both short-term and long-term, with long-term

suggestions for improvements to the building rather than a blank canvas approach. Lloyd added that the REW DT's remit has changed from being the receiver of turbine income to provide funding for local projects to this plus a property owner, requiring the management of these assets for the benefit of the community.

Alison added that she liked the idea of a ten year lease as it was easier to visualise, that a break clause needs to be included as well, but with the REW DT's commitment to extend for a further 10 years if the business is running to plan. The board also asked if the CBS could get feedback from the community once they have been operating for a while, to ensure that they are delivering what is needed locally.

The board all approved a 10 year lease.

4. **Minutes of the Board Meeting held on Monday 14 December 2024** - The Minutes were discussed, and the suggested changes approved: Proposed: Peter Roebuck; Seconded: Alison Mainland.

5. **Action points (see below) and other matters arising (if not elsewhere on agenda)**

11 November 2025

AP3: Anne to look at boat lifts and their costs versus the request for a new slip to be included, **Peter** to send Anne details of the Sailing Clubs boat lift. **Discharged.**

AP5: Lloyd to start planning the waterside development consultation event. **Discharged.**

AP7: Lloyd to put this costed proposal of communication support to the board for consideration at the December meeting. **Discharged.**

AP8: Lloyd to check with all housing funders for both Johnston's Road & The Manse re the REW DT's contributions needed for the delivery of the five housing units. **Discharged.**

14 December 2024

AP1: Peter to contact Anne to get a copy of the updated Marina Project Report now that directors have fed back. **Discharged.**

AP2: Peter to discuss next week, the Marina & Waterfront Development Plan with Anne and get a summary of this report to Lloyd ASAP for sending out as part of the mailshot in early January to all residents. **Discharged.**

AP3: All directors to attend one or both sessions on 17 & 18 January. **Discharged.**

AP4: As Richard felt we need better separation between the two organisations, **Peter** will take this concern over the Chair & Vice-Chairs of both the REW DT & REWIRED Ltd. Being the same people to the REWIRED Ltd. Board, and to ask them to ensure all directors attend meetings regularly as it was felt that one had not attending meetings for some time. **Discharged.** Peter updated Grant on the progress of this action point. After each REW DT AGM at the next board meeting the directors will re-elect REW DT directors to stand on the REWIRED Ltd board. Mark added that we can have an overlap of office bearers in both organisations, but the REW DT cannot be seen to 'run' the subsidiary or interfere with the general operations of the subsidiary.

AP5: **Lloyd** to try to get three quotes for the Taversoe electrical work, if possible, before we close for Christmas. This is urgent as this will set back the opening of the Taversoe. **Discharged.**

AP6: **Peter** to take this up with the CBS and ensure better communication from now on between the CBS & Carey re bookings. **Discharged.** The CBS (Branwen) has now taken over the Taversoe bookings.

6. Declaration of Interests. no declarations of interest declared.

7. REWIRED Ltd.

Productivity at the turbine for the past 3 months:

2024/25	Actual Productivity (kWh)	% Productivity (against 37% target)	% Curtailment (against 7% expectation)
October	332,422	51.30%	11.0%
November	323,155	49.87%	17.9%
December	???,???	??	??

During December the turbine has experienced a vibration sensor fault, had a faulty nacelle fan replaced and been affected by fairly major issues with ANM system. REWIRED Ltd. has had no comms through SCADA so how much this has all affected our productivity is at this point unknown. Enercon have visited site on numerous occasions and the last visit being 15th January. Mark added that the grid issues are now being repaired.

REWIRED paid their corporation tax liability in early August via CHAPS. Following communication with HMRC, there appears to be some sort of issue with the payment. The Turbine Manager has been in close

communication with Scholes since receiving a reminder to pay HMRC in December. The payment reached HMRC in October.

The Repowering Event to be held in Glasgow has funding for travel and accommodation if directors wish to attend. Mark is already booked, and Peter agreed to also go.

8. Grants. The grants report was shared with all directors.

G24 13G Rainbows and Brownies - £378.50 for annual subscriptions – awarded in full.

G23 14 G Guides - £274.50 for annual subscriptions – awarded in full.

G23 15G Rousay Parent Council – Requested £1,011.00 – The board felt there should be some contribution towards the costs of the outdoor activities and their request previously this year (23/7/2024) for funding for similar activities was awarded at 80%. The board wanted to show consistency, therefore this application for £1,011.00 will also have 80% of the costs awarded under this grant funding with the Parent Council raising the remaining 20% themselves.

9. Trust Manager Report/Projects.

- 8.1 **HR** – The new Ranger/Estate Manager: Hannah Shell will start work for the Trust on 17 March, Hannah comes from a farming background and has three years' experience working for an environmental organisation. Hannah has been offered rented accommodation on Rousay.

Support for communications and publicity is available. One quote from a specialist in this field has been received and they will be able to start very soon and support the staff until July 2025. The priority being to update the website and produce a guide for staff on how to make changes to the site successfully. The board agreed that Lloyd could engage a different person to produce video newsletters.

VAO contacted Lloyd and Peter as they are doing a review of the way the wellbeing coordinators are working across all the isles. This project is being assessed externally by VAO consultants to show how this could be sustained in the long term. One consultant was not happy with the way some isles (not REW) were conducting their 1:1 meetings with vulnerable residents and that the coordinators on these isles were undertaking statutory work that should be done by the NHS. VAO were told to stop all 1:1 working

across all isles with immediate effect, in December. REW DT has the best qualified and experienced wellbeing coordinator in Orkney and so has decided to split the role with 14 hours a week paid by VAO for group activities and support and 7 hours a week, paid by the REW DT for trust-related work including some 1:1 engagements. This will work well with the current wellbeing coordinator but if the DT has staff changes in the future will need to be looked at again. The job description has been amended to reflect the change and separate timesheets will be produced for both aspects of the role.

VAO on Mainland, run a Community Linked Practitioner project with supervision from the Health Board but not on the isles. During COVID the wellbeing coordinator role changed to include 1:1 work, the REW DT staff are aware of the correct procedures and boundaries, by making these changes to our staff contract the REW DT will be able to continue to support residents and the Dt will continue to lobby for a practitioner role across all the islands to ensure a better support structure will be put into place.

8.2 Projects

- **Johnston Road Housing** – Lloyd presented the figures for the two housing projects, Johnstons Road & the Manse. Johnston's Road figures show the minimum external funding possible, the REW DT contribution and the total costs. The total costs do include a contingency percentage. The board agreed these figures, Lloyd to pursue the external applications for funding, which we have been told are likely to increase.
- **The Manse** – The figures shared with the board are approximate as the final plans for the conversion of the building into three flats has not been fully costed yet. Again, the external funding is the minimum likely to be received and again there is an assumption that the REW DT will receive a larger amount from the funders towards the total costs. The REW DT contribution is therefore likely in both cases, to be reduced. The board agreed in principle, to these figures. Lloyd to begin {this is being done by Davie as our project manager} the external grant applications for the project.
- **The Taversoe** – See CBS information above.
- **Pier Restaurant** – Next week Lloyd will be able to begin the sampling of the air over a two week period. These samples will be sent for analysis and if OK a report will go to SEPA requesting sign off for the building. Lloyd to arrange for the hole in the Pier restaurant to be filled in and the boreholes to be decommissioned. The board is very keen to get the property decorated and ready for opening, and to work with the CBS and the community. Peter

suggested another Open Day to share the long and short term plans for the building. **Lloyd** to ask the CBS tenant if she is happy to have a look at the premises and feedback any issues that need addressing to enable the Pier Restaurant to re-open at minimal cost but meeting all statutory requirements.

- **Marina** – The next funding application is almost ready to go and **API: Peter and Callum** will be arranging to meet with one landowner next week regarding the Waterfront project.
- **Community Transport** – Lloyd shared his work on trying to get external funding to replace the Nissan Leaf electric car. There are lots of opportunities for external funding for revenue but none for capital costs. As the car is currently running fine, the board agreed to keep this for another two years.

Lloyd said that funding has been secured for a double new charge point to be installed the other side of the car park by the Pier Cabin. A three pin charger has been installed next to the current electric vehicle charger. Funding has been found to put an electric connection in the bike shelter for charging ebikes.

OIC Transport Small Grant Scheme has been applied for to cover the transport project over another 12 months.

10. Administration, Finance & Office.

- 10.1 Membership** – Five new membership forms received, all approved.
- 10.2 Finance** – No queries from Directors regarding the 2024/25 budget spreadsheet shared prior to the meeting.
- 10.3** Helen shared the accountants feedback from the 2023/24 year, these were proposed by Mark and seconded by Peter.

11. AOB

- 11.1** Helen shared the Capacity Building Winter Conference information, Mark will attend for CES & REW DT.
- 11.2** The School has asked for support regarding upgrading the Community Garden, the plan is to improve the space, new raised beds, production of food crops etc., and potential funding from the REW DT to make this happen. Lloyd met with Bill Brown who will do the community outreach, and the board would welcome a Community Activity Grant application to support this project.
- 11.3** Helen updated the board regarding the issues with both the Wyre & Rousay 6kW turbines and how these are being resolved.
- 11.4** Lloyd shared the need for the REW DT to produce both a Carbon Action Plan and a Community Place Plan. In the near future this will be essential to have in place to be successful in external funding applications. The Carbon Action Plan **Lloyd** will draft and

then present to the members for consultation and approval. The Place Plan will be mainly maps of RE&W showing where the community wishes for different development to occur. This could include housing, improvements to existing areas, non-development of natural heritage areas etc., whatever is important to the islands and their residents. The plan will need to be regularly reviewed as circumstances will change over time. This plan will be about enhancing the potential of the islands rather than restricting future development. The Place Plan will need to be produced with the REW&G CC & other interested community groups.

- 11.5 Grant raised the issue of the Snooker Club being homeless wef December 2025. Peter asked that **AP2: Grant** to approach the OIC Local Action Group and the OIC Community Development Fund to see if they are willing to fund or part-fund a building such as a large shed to be built to house the Snooker Club. Peter or Helen to give Grant Alison Barclay's contact details at OIC. This new build could be included in the Waterfront Development. In the meantime, Eric offered a shed to temporarily house the Snooker Club.
- 11.6 Callum raised a request for The Craffhub or the Rousay Singing Group to purchase the piano from Graham Fellows, that is currently in The Space. The value is estimated at £8,000.00, but Graham is offering to sell below this. **Helen** to send Callum information on external funders and the board agreed that The Craffhub should make the application as they are a constituted organisation and therefore more likely to be successful. If match funding is required, an application to the REW DT could provide this.
- 11.7 Callum asked how Hoy residents received free solar panels from their development trust. Mark said that this was a Brian Clegg offer via his business Hoy Energy Matters, not the Hoy Development Trust. Brian funded the installation and labour costs, and the Hoy DT purchased the solar panels. Mark has information on the Scottish Government's funding and the future (April 2025) CARES funding for similar offers, if Callum would like them.

12. Next Board Meeting

The next Board Meeting will be on **Saturday 22 February 2025, (Grants & Budget only Meeting)**. The meeting will start at **9.30** and be held at The Pier Cabin. Followed by meetings on

- **Monday 07 April @ 19:00**
- **Saturday 31 May – AGM**
- **Monday 16 June @ 19:00**

Summary of outstanding action points.

27 January 2025

API: Peter and Callum will be arranging to meet with one landowner next week regarding the Waterfront project.

AP2: **Grant** to approach the OIC Local Action Group and the OIC Community Development Fund to see if they are willing to fund or part-fund a building such as a large shed to be built to house the Snooker Club. **Peter or Helen** to give Grant Alison Barclay's contact details at OIC.

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