

**REWDT Board Meeting,
Saturday 13 December 2025 @ 10:00
Minutes**

Present: Peter Roebuck (Chair), Alison Mainland (Treasurer), Kayleigh Tipper, Richard Tipper, Joy Henderson, Carole Maguire & Eric Shortland.

In Attendance: Lloyd Gudgeon (CDO), Hannah Shell (Estate Manager) & Helen Castle (Co Sec/AFO).

- Welcome & Apologies for absence** – Peter welcomed all to the meeting. Apologies from Grant Mainland, & Lisa Croft.
- Minutes of the Board Meeting held on Monday 01 November 2025** - The Minutes were approved. Proposed by Richard Tipper & Seconded by Alison Mainland. Taversoe Project Meeting held on 29 November 2025 – The minutes were approved. Proposed by Peter Roebuck & Seconded by Callum Flaws.
- Action points (see below) and other matters arising (if not elsewhere on agenda).**

16 June 2025

AP1: **Mark** to speak to **Eric** to explain why prevention of 'shadowing' is important and answer any further questions Eric has regarding REW DT directors on the subsidiary board. **Ongoing, Mark** to phone Eric.

AP6: **Lloyd** The board asked to see the worklist of improvements to the building (Taversoe) and would like the list prioritised and costed with any external funding applications linked to the items on the list for discussion at the next meeting. **Ongoing.**

22 July 2025

AP1: **Peter & Grant** to inform the REWIRED Ltd. board of the requirements of their Articles. The Articles state that

- REWIRED Ltd. directors make suggestions of whom they wish to have on their board and the REW DT approves (or not) their suggestions. **Discharged.** At the REWIRED Ltd. board meeting held on 17 November 2025 the board wished to keep all the current directors in place, these are: - Laura French, Tori Quinn, Carolyne Tunbridge, Ben Hicks, Mark Hull, Grant Mainland & Peter Roebuck.
- All REWIRED Ltd. office bearers must be re-elected every year on the first REWIRED Ltd. meeting following the REW DT AGM.

Discharged. This was covered during the last REWIRED Ltd board meeting on 17 November 2025.

- Peter said this means REWIRED Ltd. need to hold a minimum of two meetings each year, one to approve their accounts and one following the REW DT AGM. All REWIRED Ltd. directors must support the REW DT. **Discharged.** Peter covered this at the 17 November REWIRED Ltd. board meeting.

08 September 2025

AP1: **Lloyd** to arrange a 6 month review meeting with Taversoe Steering group to include Bill and Carey. **Discharged.**

AP2: **Julie** to prepare agenda and minute the meeting between Taversoe Steering Group and Bill. It will be presented at the next board meeting. **Discharged.**

AP3: **Lloyd** to keep funders informed of changes re CBS closure. **Ongoing**

01 November 2025

AP1: **Lloyd** to check with the housing contractors if any large amounts of materials could be delivered to the Rousay site while the Shapinsay is still available. Also, if a discount could be considered to the contractor's fees due to this change of our agreement. **Ongoing.**

AP2: **Lloyd** to come to the December meeting with detailed costs for the renovation of the Pier Restaurant and the Taversoe. **Discharged.**

AP3: **Lloyd** to follow up with our solicitors regarding the CBS issue with the original proposed tenant to see if this has development into a more formal action. **Ongoing.**

AP4: **Lloyd/Hannah** to make the changes to the Trumland Estate boundary regarding the suggested changes to the map as approved by the board. **Ongoing.**

AP5: Richard asked if the DT could have a plan for any future asset changes prior to the tenant removing items or requesting alternatives to be purchased. **Lloyd** to arrange this. **Discharged**

AP6: **Lloyd** to work with Bill to get any potential DT costs for the next board meeting. **Lloyd** to also get a copy of the current lease between the CBS & tenant for the board to review and decide if they wish to have the same agreement or negotiate any changes or additions. **Discharged**

AP7: **Lloyd/Hannah** to make the changes to the Trumland Estate boundary regarding the suggested changes to the map as approved by the board. **Discharged.** Hannah have advised Lowes that we are happy with the proposed alterations. Eoin Thomson will be acting on our behalf (FOC). The land will be conveyed to the resident to prevent interruption to the registration of our title deeds which is still ongoing.

AP8: **Hannah** to look at options for an observatory design and costs for the boardwalk area. **Ongoing.**

AP9: **Hannah** to check if UHI & Science Festival people can be involved to support the Food Security projects. **Ongoing.**

AP10: **Mark** added that CES is applying for external funding which appears to be connected to Hannah's future plans and could include these in their application. **Mark** to discuss this with Hannah ASAP.

Ongoing. Hannah emailed on 05/11 to arrange a meeting and have not received a response.

AP11: Lisa suggested that Hannah speak to Becky Ford & Kat regarding her future project ideas. **Hannah** to do this. **Discharged.**

AP12: **Lisa** to check if UHI will help with the collection of local seeds from REW for the National Collect seed Bank. **Ongoing.**

AP13: **Lloyd** would contact the organisations and get a report from each on how they could support our potential investments and at what returns to the DT. Once the DT has seen these they will decide if they wish to take this further and how to do this practically e.g. TEAMS meeting etc. **Discharged.**

AP14: **All Directors** to think how they would like to manage the operational and maintenance costs of our assets by the December meeting, for the staff to work on budgets for the next financial year.

Ongoing.

AP15: **Helen** to check again with Co House and Scholes if the personal director codes must be completed to allow the accounts to be uploaded this year. Helen to send directors proof of the answer. **Discharged.**

AP16: **Helen** to contact HSO directors to see if they still wish to be on the board (if so, to ask for their Co House personal codes and if not remove them. **Discharged.** Alice Foulds & John Garson have now resigned from HSO Ltd board.

AP17: **Helen/Lloyd** to check the keys they have to see if they have enough for any groups that ask for them to be given out and if the keys are the same for all notice boards or not. **Discharged.**

4. Declaration of Interests – None.

5. **Windbreck Project** – Windbreck Project – Hannah went through her papers with the board on the proposed development of part of the Windbreck site. Kenny Sinclair has been out to look at the site and has share various ideas with Hannah for the project and given a quote for the groundworks. Hannah has gone through pre-planning with OIC who are looking on this development very positively. The project is similar to the one run on Westray but suited more to Rousay needs, retaining and promoting local habitat. The site groundworks would also allow for other project's to be developed on the site. Funding for the wildflower project has provisionally been found. Hannah has submitted a funding application to the Bank of Scotland for the first 3 years of costs for the rest of the project. Offers of technical support have been received from the RSPB and Species on the Edge, and we see good scope for collaboration with these partners.

Hannah visited the Westray project which provides fruit and vegetables for their three shops, their pub and café. They have two part-time staff working on the project. They also provide weekly vegetable boxes and sell surplus via honesty boxes and pick-your-own days. Gina (Westray's CDO) is happy to support Hannah with the setting up of this project. Hannah went through the remainder of the project's ideas which include providing vegetables to Egilsay & Wyre residents. The project will develop slowly but does have the potential to create a part-time job once fully running. Joy asked if UHI could provide additional support on Rousay for the technical side if required. The wildflower side of the project could provide an Orkney wide wildflower plug plants. The Keder Houses have a 15-20 year lifespan. Peter suggested that AP1: **Hannah** to speak to Well Park Nursery re marketing produce. Richard asked if the REW DT funds the £9,000 Hannah is asking for would that release the wildflower funds have been provisionally allocated to us and allow Hannah to apply for external funding for the later phases of this project. Hannah informed the board that she hopes and expects the ongoing REW DT financial commitment once the project is up and running would be minimal.

Hannah then left the meeting.

6. REWIRED Update –

Productivity at the turbine for the past 3 months:

2025/26	Actual Productivity (kWh)	% Productivity (against 37% target)	% Curtailment (against 7% expectation)
September	347,542	53.63%	7.6%
October	322,250	49.73%	19.5%
November	269,029	41.52%	13.7%

The turbine's productivity is improving as expected going into the winter months, there has been a few minor issues on the ANM system which have caused curtailment to be perhaps a little higher than it should have been, but there has also been a lack of technical issues.

Eric once again raised his concern that REWIRED Ltd pay Corporation Tax. Peter shared that the subsidiary needs to look after their business and still needs to keep reserves in place as the turbine is getting older for repairs etc. Eric is keen to be on the REWIRED Ltd. board of directors. Peter said this could not be considered until after the REW DT AGM. AP2: **Peter** to share with the REWIRED Ltd. board that Eric is keen to be on this and could replace one of the REW DT directors.

7. Grants.

- 7.1 Ellie raised the query from a long-term resident living on Rousay who rents and does not have the electricity in their name, making them unable to get a Fuel Grant due to our current terms and conditions. All directors agreed that this needs to be changed to allow those renting in this situation to be able to get the fuel grants offered.
- 7.2 Richard asked about the MES grant T & C as he felt it was better for the doctors to make the decisions re the additional medical equipment even though Nicky is qualified to assess this. The board felt that if Nicky was on leave or away for any other reason, people in urgent need of the equipment would have to wait, but if a doctor's letter was submitted with the application, then any staff member could process the application. By the doctor supplying the letter this protects the staff. Richard suggested that Nicky is invited to the January board meeting for directors to discuss this further and make a final decision. AP3: **Nicky** to be invited to the January meeting re MES grant T & Cs.

8. CDO`s Report /Projects

- 8.1. Staff Away Day – Peter shared the staff feedback regarding their relationship with the board, which some staff felt could be more constructive. The staff do not always understand board decisions. Richard added that the board needs to build resilience into the business to cover staff who might be absent for various reasons. Directors are happy for staff to attend the board meetings if they need a decision to allow them to hear the board's discussion and give any additional information that may be needed. AP4: **Lloyd** to share with staff that they can attend board meetings, just for their requests for board decisions or to share anything they feel is relevant.

- 8.2. Affordable Housing – Work at the Johnstons Road site has stopped for a few weeks while the joiners concentrate on another affordable housing project on North Ronaldsay. They will be back when the house kits have arrived, hopefully in late December or early January.

The REW DT is starting to get paid by the Rural Housing fund for the work at Johnstons Road. The Manse planning application will be reviewed by OIC at their March meeting. This will not delay the contractors in completing the work in time for the external funding, as they are ready with their tenders to submit for the contract.

Pier Restaurant – Peter is working with Nick Blowfield from OIC regarding improvements to the kitchen to ensure we meet EHO

requirements. Small items of catering equipment have arrived and are stored in the Pier building. Funding applications to cover most of the cost of these, plus the newly fitted heating, have been submitted. OIC could not make a decision at their meeting as they were not quorate but have asked those not in attendance to respond via email regarding our application. The new air-to-air heating works very well, and the building has been cleaned to a high standard.

The occasional licences for the events over Christmas and Hogmanay have been awarded, and the events have been advertised.

The long-term future for the Pier Restaurant building could be: -

1. as a catering and hospitality establishment that the Trust makes available through a lease (or leases) to a local business (or businesses).
2. It could also be managed by the trust as a venue for hire, available to local groups, businesses and individuals for events.

The board voted unanimously for the REW DT to manage, for now, the premises and lease to groups for hire at a low cost. AP5: **Carole** to share the RCA hire agreements with Lloyd.

With the closure of the Taversoe it would make sense to move other items of equipment and furniture such as tables & chairs and kitchen equipment, from the Taversoe to the Pier, as required.

The insurers have settled the outstanding claim resulting from the oil spill in 2020 but have done so without any compensation for inconvenience and stress. The Board have mentioned that they feel this is unfair, and all present agreed would like to make an ex gratia payment of £4,000 to the claimants.

8.3. Taversoe – the leases will now lapse, and we will take management of the Taversoe in-house for the time being. The building is closed to the public while we address the requirements of OIC Environmental Heath regarding the kitchen and the water supply.

A funding application including all the planned heating and insulation improvements (including a ground-mounted solar PV array and battery storage) is due to be submitted to HIE in the New Year. Meanwhile, a number of small electrical works need to be done. These are safety issues, plus the installation of an EV charger.

The board approved the Job Description for the new Country Inn Manager and are happy for Lloyd to advertise this in the Orcadian and other catering publications. AP6: **Any Director** who wishes to be involved in the new Taversoe Manager interviews, please let Lloyd know. There was a detailed discussion by the board as to what will be

expected from the new manager (18 month contract), this is to include being open to residents for meals as well as the bar and to develop the business to ensure sustainability. There will be a six month probation time and incentives for increasing the business both for locals and visitors. Peter is also working with Nick Blowfield regarding improvements to the kitchen again, to ensure we meet EHO requirements. Lloyd to ensure anything belonging to the former tenant is returned.

Lloyd shared his costs for the Taversoe and the Pier Restaurant with the board and they approved the phase one costs. Lloyd has applied for external funding for both sites for phase two improvements. **AP7: Peter** to discuss the phase one plans with Sam Walker from OIC EHO.

We have been approached by a previous prospective tenant of the Taversoe who is claiming financial redress from the Trust for expenses incurred by her while she was discussing with the CBS the possibility of taking on the lease. The board feels that the REW DT is not liable as the discussions were held with the CBS which was a separate independent entity to the REW DT. Lloyd to reply to this effect to the prospective claimant.

The REW DT will now cover the costs, wef 01 December, for the electricity at the premises.

8.4. Community Transport – The Leaf is booked in for its MOT on 16 December and all the pre-MOT work has been completed. Although we have additional drivers, however, we still do not have enough drivers with enough free time to be able to deliver a full Dial-a-Ride service. We will therefore stick to the scheduled trips but look for ways to increase the offering to the community.

Shapinsay Development Trust are looking into a trial using Northerly Marine ahead of the Zevi roll out. It might run two nights a week and have a capacity of 10-12 foot-passengers. It might be possible to include Rousay in that trial.

8.5. Waterfront Development – We have purchased Plot 3 at the waterfront site. Scottish Land Fund contributed £57,000 towards the total cost of £63,365, with remainder being met by the Trust. Purchase of plots 1 and 2 is being progressed, with completion before the end of the year, we hope.

8.6. Financial Planning - There are a number of investment opportunities for the Trust currently available or being planned:

1. Buying a share of an independently managed new windfarm (in Orkney or further away). Lloyd will have more information in January or February re this opportunity.
2. Buying OHAL Housing Bonds – the board decided against this as the deadline is Monday and the ‘social value’ benefit would not be for REW residents.
3. Employing financial advisors to invest funds on our behalf (e.g. Rathbones, and CCLA).
4. Other options are also available, such purchasing additional property, or long-term bank deposits.

No decision has to be made now. The board felt that we should invest in our three islands and spread any risks to get a guaranteed return and agreed a percentage to invest annually to extend the lifespan of the REW FT post turbine or alternative income generation.

9. Administration, Finance & Office

9.1. **New Membership** – No new membership forms received.

9.2. **Finance** – No additional questions re the budget spreadsheet.

The Co-op Bank still need the following directors to return their proof of ID AP8: **Lisa, Grant & Richard** to complete the Co-op Bank proof of ID ASAP please.

The 2024/25 signed accounts have been returned to Scholes and now have been uploaded to Companies House.

9.3 **Mobility Plan** – This was unanimously approved.

9.4 **REW DT Communications Process** – Helen to change the font size to 12, board all approved this document.

10. AOB

10.1: Lloyd shared that the Poverty Alliance annual membership subscription is due at £360.00, they deal with impact issues but not in Orkney, board all agreed to not renew our membership.

10.2 Scottish Community Alliance –

Lloyd shared a lobby and networking day at Holyrood, on 27 February with some financial assistance for travel etc. AP9: **Directors** to let Lloyd know if they wish to attend the Scottish Community Alliance event on 27 February.

10.3 Wyre School –

OIC have contacted the REW DT again about the purchase of Wyre School. The residents of Wyre have been discussing options and have a number of ideas for the use of the building. AP10: **Joy** to discuss access

with the landowner and bring the results of this and their ideas to the board meeting in January. The board can then make a decision regarding the purchase of the building.

10.4 Snooker Club –

The board all agreed that the Snooker Club could use Shed no. 3 to store the tables etc. until a new home is sourced for the club. It is their responsibility to vacuum pack the tables etc. to prevent any damage whilst in storage. AP11: **Peter** will draft an agreement for the Sailing Club to rent the shed no. 3 from the REW DT and bring to the board meeting in January for approval. Then they can store the ex-Highland Games boats etc. in the shed. Peter shared that next season the Sailing club will run training and events.

10.5 Staff Away Day –

Peter shared that some staff would like to have an improved relationship with the board. Peter attends the staff meeting when requested. The board asked if staff would like to attend the board meetings when they have asked for a decision to be made, this way if questions arise, they are present to answer them. The board also asked if staff occasionally would like to attend a meeting to share their recent work, to give directors a better insight into what they are doing, in this way the directors can offer more support.

10.6 Staff Christmas Meal –

The board agreed to pay the price of the meal plus one drink.

10.7 Sharing Shed –

The board asked if the items in the shed could be shared to allow people to know what was there and help with turnover. Staff to put photos in the newsletter and on Facebook wef January.

Next Two Board Meetings, all at The Pier Cabin –

- Saturday 24 January@ 10:00
- Saturday 21 February @ 10:00 Grants & Budget Meeting only.

Summary of Action Points.

16 June 2025

AP1: **Mark** to speak to **Eric** to explain why prevention of 'shadowing' is important and answer any further questions Eric has regarding REW DT directors on the subsidiary board. Ongoing, **Mark** to phone Eric.

AP6: **Lloyd** The board asked to see the worklist of improvements to the building (Taversoe) and would like the list prioritised and costed with any external funding applications linked to the items on the list for discussion at the next meeting. Discharged.

08 September 2025

AP3: **Lloyd** to keep funders informed of changes re CBS closure. Discharged.

01 November 2025

AP1: **Lloyd** to check with the housing contractors if any large amounts of materials could be delivered to the Rousay site while the Shapinsay is still available. Also, if a discount could be considered to the contractor's fees due to this change of our agreement. **Discharged**.

AP2: **Lloyd** to follow up with our solicitors regarding the CBS issue with the original proposed tenant to see if this has development into a more formal action. **Discharged**.

AP3: **Lloyd/Hannah** to make the changes to the Trumland Estate boundary regarding the suggested changes to the map as approved by the board. **Discharged**.

AP7: **Hannah** to look at options for an observatory design and costs for the boardwalk area. **Ongoing**

AP8: **Hannah** to check if UHI & Science Festival people can be involved to support the Food Security projects. **Ongoing**

AP9: **Mark** added that CES is applying for external funding which appears to be connected to Hannah's future plans and could include these in their application. **Mark** to discuss this with Hannah ASAP. **Ongoing**

AP11: **Lisa** to check if UHI will help with the collection of local seeds from REW for the National Collect seed Bank. **Ongoing**

AP13: **All Directors** to think how they would like to manage the operational and maintenance costs of our assets by the December meeting, for the staff to work on budgets for the next financial year. **Ongoing**

13 December 2025

AP1: **Hannah** to speak to Well Park Nursery re marketing produce.

AP2: **Peter** to share with the REWIRED Ltd. board that Eric is keen to be on this and could replace one of the REW DT directors.

AP3: **Nicky** to be invited to the January meeting re MES grant T & Cs. **Discharged**.

AP4: **Lloyd** to share with staff that they can attend board meetings, just for their requests for board decisions or to share anything they feel is relevant. **Discharged**.

AP5: **Carole** to share the RCA hire agreements with Lloyd.

AP6: **Any Director** who wishes to be involved in the new Taversoe Manager interviews, please let Lloyd know.

AP7: **Peter** to discuss the phase one plans with Sam Walker from OIC EHO.

AP8: **Lisa, Grant & Richard** to complete the Co-op Bank proof of ID ASAP please.

AP9: **Directors** to let Lloyd know if they wish to attend the Scottish Community Alliance event on 27 February.

AP10: **Joy** to discuss access with the landowner and bring the results of this and their ideas to the board meeting in January. The board can then make a decision regarding the purchase of the building.

AP11: **Peter** will draft an agreement for the Sailing Club to rent the shed no. 3 from the REW DT and bring to the board meeting in January for approval.

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