Rousay, Egilsay & Wyre
Development Trust
Registered Office: The Cabin, Pier, Rousay, Orkney, KW17 2PU

REWDT Board Meeting,
Monday 05 May 2026 @ 19:00
Minutes

Present: Peter Roebuck (Chair), Lisa Croft (Vice-Chair), Alison Mainland (Treasurer), Kayleigh Tipper, Eric Shortland, Callum Flaws, Grant Mainland & Carole Maguire.

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

1. **Welcome & Apologies for absence** – Peter welcomed all to the meeting. Apologies from Joy Henderson, Mark Hull & Richard Tipper.

2. **Minutes of the Board Meeting held on Saturday 23 March 2026** - The Minutes were approved with some minor changes. Proposed by Kayleigh Tipper & Seconded by Peter Roebuck.

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

13 December 2025

AP5: Carole to share the RCA hire agreements with Lloyd. **Ongoing.** This has been shared with the RCA office bearers who will provide the prices once the increase is agreed,

24 January 2026

AP3: Eric to inform the person responsible that the directors expect them to make good the stone wall damage as soon as possible. **Discharged.**

21 February 2026

AP1: Callum asked if the REW DT could have a project that provided residents with solar panels, this could be for a future year's project, Lloyd to look into this. **Ongoing.** Lloyd shared that there is a lot of interest in this idea but will mean that properties will need to be tested and technical advice taken to ensure houses are suitable. Lloyd has spoken to THAW, Aquatera and Home Energy Scotland. The idea would be instead of offering a Fuel Grant annually the REW DT could contribute to the costs of installation if external organisations are involved and provide the majority of the costs. Eric suggested we look into covering the turbine site hill with solar panels and get any FITS payments plus sale of electricity provided by these. This could help with post turbine income.

Richard suggested that **AP2: Lloyd** research the possibility of offering to fill any cost gap for external organisations fitting solar panels and **REWIRED Ltd.** look into the ideas of solar panels at the turbine site. **Ongoing.**
AP3: Rachel to look to find external funding to support the Youth Worker's activities and salary costs for next year's (2027/28) budget. **Part of her job role. Discharged.**
AP4: The Pier Restaurant Group (via Grant) for a costed budget to be submitted by them for 2026/27, to include a spending profile for the next 12 months. The board will then be able to approve the budget at the March meeting, and staff will be able to apply for external funding to support the costs. **Discharged.**
AP8: Lloyd to draft the contracts for the couple who will be working at the Taversoe. **Discharged.**

23 March 2026
AP1: Kayleigh to send her previous pay paper to Christine. **Ongoing.**
AP2: Lloyd and Christine to share the proposal with staff **Discharged.**
AP3: Lloyd research the possibility of offering to fill any cost gap for external organisations fitting solar panels to REW properties and **REWIRED Ltd.** look into the ideas of solar panels at the turbine site. **Ongoing.**
AP4: Lloyd to ensure the Pier Restaurant costed budget and plan is with the board ASAP including any contingency costs. **Ongoing.**
AP5: Lloyd to get a quote for the Wi-Fi system (Emergency Starlink) for the board to consider at the next board meeting. **Ongoing.**
AP6: Peter to speak to Robert to get the SSEN way leave agreed. **Ongoing.** No objection to this they just need to get the paperwork done.
AP7: Peter to get Shed no. 3's meter reading to Helen by Wednesday 01 April. **Discharged.**
AP8: Eric to contact Carey re Wi-Fi connections at the School, use of these in the gym and if the School is a resilience, Hub. **Ongoing.**

4. **Declaration of Interests** –None declared.

5. **REWIRED Update –**
Productivity at the turbine for the past 3 months:

2025/26	Actual Productivity (kWh)	% Productivity (against 37% target)	% Curtailment (against 7% expectation)
January	79,182	12.22%	82.7%
February	326,654	50.41%	18.4%
March	422,605	65.22%	8.7%

March was our most productive month since December 2019. A great end to the year. Over the last 12 months the turbine has produced over 3.15 million kWh with curtailment dropping to under 20% for the first time in 4 years, probably due to the turbine having less technical issues.

CPO meeting held last week produced some promising developments including agreement to engage Reblade for all of the community turbines to produce decommissioning plans which should, once completed not only satisfy planning but also fulfil the requirements for this year's audit.

REWIRED board plan to meet this coming week to elect a new vicechair following Peter's resignation and the DT appointing Eric and a REW DT representative director in Peter's place.

6. **Grants.**

There were no General Grants for the board to approve at the meeting, but in the Grant Officer's report to the board following from the last board meeting, where there needed to be a follow on email exchange for one of the General Grant applications, Ellie shared the two conditions applied to this grant award. Some of the directors queried where these conditions had come from as all directors were asked to reply to the Grant Officer's email as a Yes/No response only. Grant thought both conditions were discussed two meetings ago when the group had been told to apply for a Community Grant Award in the first instance but not voted upon. The second condition was a suggestion from Alison but again not voted upon. Peter said that in the future all General Grant conditions must be voted upon by the board.

7. **CDO`s Report /Projects**

7.1. Affordable Housing – The Joiners are back on site at Johnstons Road, with rapid progress currently being made. A site visit with the contractors and project managers was due on 06 May, no concerns have been raised by OIC and therefore this is expected to go smoothly.
The Manse now has planning permission but is awaiting the building warrant to be approved. This may delay the tender going out to prospective companies to make the alterations to the building.

7.2. The Taversoe - Josh and Tania have been incredibly busy since joining us at the beginning of April. The Taversoe has received lots of refurbishment work and is looking refreshed. A public opening for the community occurred 25th April and was very welk attended. The first paying guests arrived on 4th May.

The wholly owned trading subsidiary, REW Trading Company Ltd, was registered in April, with help from Scholes. The new company currently has a Board of five local volunteers (including two from the Trust) and has engaged a catering consultant to provide advice and support in relation to compliance. REW Trading will be Josh & Tania's employers. The board agreed that up to two additional directors for the new REW Trading company could be elected at the AGM.

OIC Environmental Health paid another visit and took a water sample. The system had been flushed with chlorine, and the broken UV filter had been replaced, so we are expecting the sample to pass its tests. Meanwhile Josh has implemented a boil-and-bottle water regime for guests and staff.

Lisa asked what had happened to the benches that have been removed from the building, these are currently being stored in Shed no. 3 so that they can be reused if needed.

Josh now has his personal licence, and Grant holds the premises licence.

New furniture arrived today with the rest arriving later in the week, these will be for both the Taversoe and the Pier Restaurant.

Lloyd went over the budgets and spend to date with the board and the split between capital costs which will be covered the REW DT and revenue costs which will be covered by the new REW DT Trading subsidiary.

Grant raised his concerns that the building was not fully refurbished for when Josh & Tanis arrived to start work, this led to a discussion about having a strategy about how we manage our asset management for the various buildings we now own. This discussion included, should it be in-house or outsourced. **AP1:** Lloyd to speak to the Trading subsidiary board regarding what additional work is needed at the Taversoe and agree who will be approached re doing this. Lloyd to ensure Josh & Tania know who to contact in an emergency if anything unpredictable happens. Lloyd to also see if the Trading subsidiary would like a flow chart on how the building will be managed regarding maintenance. The board also agreed that Josh & Tania would have discretion up to £2,000 to bring in professional help to fix minor and urgent maintenance problems. The important thing is that the problem gets fixed quickly and we sort out later which company finally foots the bill.

AP2: Carole to go to the Taversoe as there are poisonous plants in the garden that if eaten by Josh & Tania's dog, could be harmful.

7.3. Pier Restaurant – Volunteers have cleared the old kitchen units out of the Pier Restaurant kitchen, ready for replacement with new stainless steel worktops. These will make future compliance with Environment Health Department regulations easier to achieve. The old cooker passed its gas certificate, and Chris Jacques has been able to get the old hood working as well. There are still some minor electrical works that need to be completed. Lloyd shared the refurbishment projected costs with the board; these have not been shared with the volunteers yet.

It has been suggested that we refurbish the garage so that the first room can be used as a food preparation area. Josh has the necessary training and certificates to act as overseer of a commercial food prep facility, and this would mean that any member of the community who wanted to bake cakes, make jam, or make any other food stuff for sale could do so in a compliant facility. Lloyd spared some very rough estimates of what this might cost. The Board liked this idea, but thought the costs seemed low. **AP3: Lloyd** to share this idea at the AGM Road Show and if there is interested to prepare a more detailed costed proposal to take to the board for approval. This would support both the Taversoe and the Pier Restaurant and would be a new project. If this goes ahead an extractor in the area would be a good idea. The board asked that Lloyd try for external funding if this is going to happen. Lloyd will also need to speak to The Crafthub to see if they would be interested in using the facility as their own kitchen is limited in what food they are allowed to produce for sale.

The Pier Restaurant building warrant is currently being prepared and will only be open this summer for occasional events. It is hoped the Pier Restaurant will be fully open for the 2027 summer season.

7.4. Community Transport – Three new E-bikes have been delivered and are available for local residents. The E-trike is due later this month. The new bike shelter has been installed and is ready for use. **AP4: Lloyd** will get some logo stickers to show who has funded this. Helmets have been ordered.

7.5. Waterfront Development - We have heard that the large septic tank in the middle of the waterfront site is due to get major repairs. We have approached Scottish Water to see if we can work together on the site to ensure that future developments can go ahead. For instance, we could give some of our land over to house a much bigger new tank in return for having land the old tank sits on. We have now to talk to SEPA and then we can go back to Scottish Water for further discussions. This may take some time. The board felt that this is a good opportunity to get this improved at no cost to the REW DT and this could ensure that when the site is developed there is no additional issues. **AP5: Lloyd** to check to see if either Davie Cambell or Billy Groundwater can help with the septic tank improvements issue at the Waterfront site.

7.6. Trumland Estate - An application for 3 years of funding support towards the Windbreck project has been submitted to the Lottery. We should get an initial response within 2 months.

7.7. Other Activities - We have been asked to work with an Orkney-wide project looking at depopulation of the isles. This will provide a small amount of staff-time funding equivalent to about half a day a week for a year. We are looking at how to include this in our current workload. However, all staff are at maximum capacity. The board all agreed that at this time this is not something we should take on.

Future pay reviews – At the last board meeting the board looked at the idea that pay reviews could be on a 'sliding scale', this was shared with all staff and staff liked this idea. Peter said at present the economy is turbulent and therefore the board cannot make any decisions for changes to staff pay for April 2027 onwards. This will be discussed when the six monthly budget review occurs in September/October time. **AP6: Helen** to ensure the sliding pay scale is on the 6 month budget review meeting agenda.

8. Administration, Finance & Office

8.1. **One Membership** forms received. Board approved.

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

8.3. **Communications Guidelines** - Updated policy approved.

8.4. **AGM Directors Needing to Step Down** – As per our Articles of Association, as we have two vacancies only two directors need to stand down at this year's AGM. There are three directors who were all appointed at the 2021 AGM, Eric, Callum & Richard. Eric agreed to stand down and Callum asked if Richard were happy to do so, he would stand down at the 2027 AGM. **AP7: Richard** to inform the board by the 01 June meeting if he is happy to stand down, if not Callum has said he will. Both directors who stand down can apply to be re-elected by members at the AGM.

The draft annual report was approved by the board, with a few minor changes, this will go out with the AGM invitations.

9. AOB

9.1 Helen shared the RCA thank you letter with the board.

9.2 Lisa asked the board if the School Community Garden could be refocused purely as the School Garden as currently it is only being used by the school children, and the allotment plots are not all being used. The school garden group are raising funds over the summer and will be able to be self-sustaining regarding the site's maintenance. Lisa said how good this project is for inter-generational working. The board agreed this request.

10.1 Grant informed the board that Carey was selling her Taversoe car number plate and did the REW DT wish to purchase this from her, the board decided against this, Grant to let Carey know.

Next Two Board Meetings, at The Pier Cabin –

- Monday 17 June @ 19:00
- July meeting date to be confirmed.

  AGM will be held on Saturday 20 June 2026, Roadshow opening at 09:30 and AGM meeting starting at 11:00, held at Rousay School.

Summary of Action Points.

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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