

GBCDT Monthly Meeting

19/11/25

Berner Hall – 7.30pm (started 8.10pm)

Present: Catherine Muir, Melanie Muir, Anna Macdonald, John Porteous, Helen Strong, Callum Macaulay; Apologies: Mark Bryant, Zoe Macinnes

1. Introductions, welcomes – N/A
2. Minutes of last meeting (15/10/25) – Minutes could not be approved, due to insufficient Directors who attended the last meeting
3. Actions arising: Melanie now has the bank password.
4. Accounts update – Melanie confirmed balance at £18.5K. Cash flow figures discussed, revenue a small fraction of outgoings (mostly direct debits); need to increase revenue
5. Communications:
 - a) Trust emails – Mark suggested an alternative to finding someone to monitor all emails and direct them to the relevant Director's folder. Each Director looks at all emails, and puts those relevant to that person into their own folders. Need to check emails each day.
 - b) Website – Helen reported that the site is coming on well, and raised a few questions:
 - Facilities building - when will it be completed? Callum noted that minor works remain to be finished, but we will need Completion Certificate from Building Control, and for that, and for the insurance, the transfer of ownership from CnES requires to be finalised. Catherine is working on the required business plan; John will speak to Mairi Fellowes at CnES, and resurrect the Asset Transfer.
 - Laundry machines – Callum had quote for them and other minor items. Prices have increased, and we also need mirrors in the

showers, fire extinguishers, and security cameras. New quotes required.

- Berthing dues – Callum proposed increasing the rate from £2 to £2.50 per metre – approved
- Online booking – do we need a booking portal for vessels, ebikes and campervans? Agreed not until the Asset Transfer is concluded.
- DTAS funding – we have received it before, as it can only be made available to development trusts. GBCDT previously accessed the funding for soup stop, wellbeing etc and made it available to BCA, who undertook the implementation. Two lots of £9K were awarded and spent in this manner
- Housing – funding was earmarked for the site at the Glebe. HHP are planning to build houses at Gravir and Bernera. Agreed to keep it off the website till we get some movement
- Outgoings – agreed not to include finances on the website. Minutes to be published, six month's minutes, rolling on.
- Sketch map – Enya Marczak has agreed to produce it at a cost of £300; Catherine to investigate whether the MSP or MP might be able to assist with funding the map. Melanie agreed to consider covering this amount.
- Misty has agreed to pay the hosting cost of the website

c) Liaising with BCA and BCC – good relations ongoing. Norma has forwarded Catherine's details to Community Land Outer Hebrides (CLOH)

d) Membership list audit – the question of voting rights in respect of the buyout discussed at length. All members can vote on any issue, but we are told by the Land Unit that some are currently excluded from voting on the buyout ballot, as they have no land boundary with the estate we are seeking to buy. We are challenging this restriction.

6. Buyout:

- a) Feasibility study and business plan – Specialist Consultant SKS have been appointed by HIE to update the business plan and undertake a skills audit of the Board members. HIE will cover the

cost of this exercise. Community consultations are required as soon as possible, to ensure all residents have the opportunity to express their views on what projects should be proposed for a successful buyout and control of the estate land

- b) Mapping – All the changes to the mapping identified in 2023 have been passed on to Total Design who will submit a quote for amending the maps. All further changes to ownership, boundaries, apportionments etc from 2023 must now be identified and the drawings amended.

In respect of the roads through the gift crofts, Callum confirmed that the solum under the roads remain in the ownership of the crofter. John raised the issue of Croft 4 Tobson, whose tenancy has been transferred to a new tenant. It appears that the tenant has plans to develop areas of the croft to the west of the Tob, which are likely to clash with the existing coastal path. John will discuss this matter with the new tenant, and attempt to find an equitable solution.

- 7. CLOH – Shona from Community Land Scotland will assist with funding; Catherine will contact Shona
- 8. Dubh Thob:
 - a) Business Plan – Catherine is working up a new business plan, which is required for the acquisition of the area of land available from CnES, and on which the facilities building stands
 - b) Completion of building – see above, item 5, BP1
 - c) Marketing of pontoons, campervan hookups and facilities to be through the website – see above
 - d) Security camera and signage – see above, item 5
- 9. Northlands wind farm – John to contact Galson Community Estate to obtain update
- 10. A.O.B – None
- 11. Date of next meeting – Wednesday 17th December 2025