

Strathnairn Development Company (SDC)

Board Minutes

7.9.2022

Location: Cyberspace (by Zoom).

1. Welcome, introductions, apologies, proxies and quorum

We are quorate.

Approval of minutes

2. Chair's report

?

3. CDO application to SCBF

SCBF form has sections one that requires description of project.

Community Benefit section. Aim to tie closely to the CAP findings and how a CDO will carry them forward. ND looking for idea sharing on the second section especially. Poss worth emphasis that without the CDO the short, medium and long term projects won't get going. SM suggests to give set of objectives of what a CDO will do.

Third section on costs. We need to decide on the costings of office space, insurance / employment duration etc. ND looking for input / edits on this. Some discussion on where a base might be for a CDO - hall/ home mix. Duration of employment. Discussion on employment rate DTAS rate and add some to account for inflation and accept it will take a while to recruit.

Costings re; NI etc indicative numbers. Uplift each year. Be helpful to have extra eyes on this. Employed by a company or employ someone directly? Pros and Cons to both sides. Felt perhaps less risk to us if we use a company. 3 days (with perhaps a Saturday being a day). Learning from other CDO progress, felt a part time role, with a review after a year was one option. Deadline for 29th. Feedback

needed first. 16th as a deadline to get it to M Bessel. PR to look at figures and possible agencies. Another application to SCBF for running costs including indemnity insurance. Poss for submission at the same time. PR to investigate Easy Funds / Ventient Energy.

4. Meetings

PR to send email list to Mike / RS and they can co-ordinate and send round an email to the community groups to invite them to the meetings.

5. Affordable Housing

██████████ keen to give land to housing for community for social housing as a legacy. Planning has lapsed. Do we want to be involved and to what extent. There are government funds which would fund a consultancy exercise. Mike's email details some considerations. Housing associations community based. Some specialise in housing for vulnerable groups. More often it is for ordinary folk who would in past have been in council housing. Albion have 4 houses by the hall. Inverarnie park is managed by a housing association. Who would own the land? Who would the benefit of the low land cost accrue to? Consultants best placed to assess space/ housing.

Approach Scottish Land fund to support various assets. Stage 1 money for feasibility. Agreement we should proceed with this. Provisional meeting set up for next Wednesday 21st Sept. Can suggest some alternatives going forward.

Action points:

Feedback / ideas sharing for SCBF application. ND shared google docs. Add as comments.

PR to send email list to MD to extend invite to community groups.

Research / SLF application for stage 1 funding.