

DACIC Minute of meeting Tuesday 13 February 2018

Present: Joan Bishop (Chair) **JB**, James Dillon (Treasurer) **JD**, Neil Hampton **NH**, Jim McGillvary **JM**, Gordon Sutherland **GS** and Alison MacWilliam **AM**, Yvonne Ross **YR**

Apologies: Lynne Mahoney, Paddy Murray

In attendance: Catriona Hill, Architect

<p>Presentation by Catriona Hill, Architect</p>	<p><b>JB</b> welcome Catriona Hill, Architect, who was commissioned by the North Highland Curling Trust to draw up a feasibility study for 'Project Curlew' Curling venue. <b>CH</b> indicated that one of the main aims was to explore the possibility of combining curling with a multi-purpose venue and it was felt that this was absolutely a viable project. The project would require public consultation, pre-planning advice for HC and to apply to the Scottish Land Fund for funding opportunities. <b>CH</b> indicated that it was necessary to establish exactly where the boundary of the site lay, since this would inform the possibility of having coach parking within the site.</p> <p><b>NH</b> confirmed that a contaminated land survey would have to be done and estimated the cost at around £10k. RDGC has carried out flood modelling. <b>CH</b> indicated that a SUDS (drainage plan) may need to be included. Fire provision is crucial and an underground pipe and water tank may be required for the Fire Brigade from RDGC experience. <b>NH</b> to provide contact details for seeking information about the boundary.</p> <p><b>CH</b> talked the Board through the study, showed the plans for retractable seating for 200; the venue would have a bar area and viewing gallery/function suite upstairs and a folding dividing wall to separate the downstairs space in two during the summer season.</p> <p>Silverback Gym (Tain) is very keen to come into the building and would provide equipment and insurance. Access to the gym would be controlled to limit access to other spaces (e.g. closed for weddings). The Eagle Hotel expressed an interest in running the bar area.</p> <p><b>YR</b> asked whether there might be a conflict of interest with the gym provision if the school sports centre goes ahead. However, it was thought that the clientele would be different and there would be no conflict.</p> <p><b>GS</b> had informed Carol Mackay about the feasibility study; she will circulate to DADCA to get their feedback. It was felt that Curlew wouldn't have an impact on the functioning of the Social Club.</p> <p><b>CH</b> mentioned that the current plans could now go to a costing consultant to get an estimated cost per square metre.</p> <p><b>JB</b> asked about source of heating. <b>CH</b> felt that air source heating would be the lowest capital investment, she wasn't convinced biomass would be so successful due to the cost and the delivery and insecurity of pellets. The Belgian facility had opted for air source heating but she stressed that specialist input would be required on this and other technical details.</p> <p>It was estimated that the project would cost in the region of £2-2.5m. All those present indicated their full support for the project.</p>
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		Scottish Land Fund Stage 1 Application deadline was 18 <sup>th</sup> May; <b>GS</b> would liaise with <b>CH</b> about the next steps.
1.	<b>Minute of meeting of 12 December</b>	Proposed by <b>JD</b> , seconded by <b>JM</b> .
2.	<b>Matters arising not covered elsewhere</b>	<ol style="list-style-type: none"> <li>1. Business Group meeting 15.1.18 – there was huge positivity amongst those attending. The two presenters, Genevieve Duhigg and Daniel Gunn, were excellent and very informative.</li> <li>2. World Host training 17.01.18 – Historylinks and Balnapolaig Steading have now successfully completed the training to apply for recognition.</li> <li>3. Coul Links – this was now going to planning in April. ‘Not Coul’ had started a crowd funding campaign to raise £25k to mount a legal challenge.</li> <li>4. Data Protection – with new legislation coming into force in May, DACIC had to review how it operated. It was suggested to speak to Genevieve or Claire at RDGC.</li> </ol>
3.	<b>New Directors</b>	<ul style="list-style-type: none"> <li>▪ The directors welcomed Yvonne Ross and Paddy Murray to the Board.</li> <li>▪ Christine Callaghan had resigned as an advisor the Board. The directors thanked her for her contribution in the past.</li> <li>▪ It was noted that GS is taking over as membership secretary.</li> </ul>
4.	<b>Membership and Stakeholder applications:</b>	<ol style="list-style-type: none"> <li>1. IV25 residents Hugh L Anderson (Highcroft B &amp; B) &amp; Louise Matheson (Highland Trail Motorhomes)</li> <li>2. Non IV25 residents (stakeholders) Ginny &amp; Jim Knox (Embo House – SC and Wedding Venue)</li> </ol>
5.	<b>2017 plan:</b>	
	a) Visitor Centre	<b>JB</b> reported on 3 February that she and other interested parties met Steve Barron, CEO of Highland Council, on Monday 29 January to discuss the future of the visitor centre and subsequently he confirmed that HC would honour its commitment to remain in the Courthouse for a further three years. However, in the interim, the other two east Sutherland councillors Deirdre Mackay and Richard Gale have raised objections, so we await any further developments.
	b) Business Group	<ol style="list-style-type: none"> <li>1. Annual Review: Survey Monkey data requests were sent out on 29<sup>th</sup> January but poor response so far.</li> <li>2. Dornoch Ambassador Course: <b>JB</b> intended to run another half-day course in mid-April, to include the Cathedral volunteers and others. <b>NH</b> requested a course for his new staff and caddies which would be written into their contract as part of RDGC’s Investors in People. <b>YR</b> asked whether the travel and tourism students could be put through the course. <b>YR</b> and <b>JB</b> to liaise.</li> <li>3. Business levy 2018 – it was agreed to retain the levy at the same rate as 2017. <b>JB</b> to invite renewals by 15 March, then produce financial plan for the year</li> </ol>
	c) Cruise liner market	<b>JB</b> reported that she had sent the video, text and pictures to Kuoni who were interested in developing the ‘Dornoch Alone’ tour. Interest had been expressed by the ground handlers & guides of having the Dornoch leaflet to hand out at Invergordon. This would require a reprint. <b>JB</b> to request support from RDGC community fund.
	d) Month by month plan	A new plan had been submitted for 2018 by <b>JB</b> .
	e) Dornoch	<b>JB</b> noted that the caravan site would open this spring with temporary

	Caravan Site	management in place, appointed by the executors. There was little that DACIC could do at present (see under Strategic Review below).
	f) Project Curlew	Covered above.
	g) Dornoch Police Station	<b>GS</b> reported that there was no issue in putting two applications forward to the Scottish Land Fund at the same time. There was a lot of useful space in the Police Station and a church group and Highland Spice had expressed interest in renting space there. <b>GS</b> would pursue this application.
	h) Rosmund Pilcher Trail	Held over to next meeting.
	i) Strategic Review	<p>All Board members agreed that it had been a very worthwhile day and, overall, the report received from David Gass reflected discussions on the day. There followed a discussion about any revisions to be made to the report before it was finalised.</p> <p><b>JD</b> asked about strengthening the section in support of the sports centre, particularly as the project was so far down the line and costings had been reworked. He had written to Jamie Stone, who was following it up.</p> <p>It was noted that the 3-18 campus has been successful and enthusiastically supported by the community.</p> <p><b>GS</b> mentioned that it would be good to get official support from the Community Council for Project Curlew and asked whether Catriona Hill could give them a presentation. <b>YR</b> responded that possibly in March this would be feasible. <b>JB</b> reminded them that there would be a public consultation anyway.</p> <p><b>JB</b> reported that she had spoken with Billy Macrae from the Caravan park; he still thinks he can sell the lease for £1m and he would remain until this was completed. It was agreed that it is essential that he sticks to the terms of the lease, i.e. a maximum of 200 caravans. <b>JB</b> felt that any new lease should ensure that the operators report annually to the Community Council and that everything should be open and above board. <b>GS</b> suggested that DACIC gets a QC to look into the lease and he would think about approaching someone he knew.</p> <p><b>YR</b> had some concerns about the reference to Common Good funding for a development officer until additional annual income is forthcoming from any renegotiation/revaluation to existing leases and agreement on any new ones.</p> <p><b>GS</b> was encouraged by Liz Howard, HIE and Paul Harrington to go straight to the Scottish Land Fund and he was now preparing for Stage 1. He reported that they could apply for asset transfer for the Dornoch Police Station. Ideally they would be able to sell off some of the land for mid-market housing development, and then use the funds to develop the building.</p> <p><b>JB</b> mentioned that they would have to carry out community consultation for the Stage 1 application and that HIE might fund that and Helen Houston may be able to advise. Project Inspire provides for two days of advice for free.</p> <p><b>JM</b> had nothing further to add to the Strategic Review as long as there was a strong statement about DACIC's support of the sports centre.</p>

		<p><b>GS</b> mentioned that Aberdeen &amp; Northern Marts owns the land where they intended to locate Project Curlew and he hoped that he and NH would be able to meet with them. <b>NH</b> had indicated that RDGC would like first refusal on the land if Project Curlew doesn't go ahead.</p> <p><b>NH</b> indicated that he anticipated that the new clubhouse would be under construction by 2021. There would be a potential renegotiation of the lease with additional funds going to the Community Council through the Common Good Fund. Richard Bird is paying a lease for new hangar at the airfield. RDGC were rescinding the lease of the showground.</p> <p>There being no further points raised, JB would feed back to David Gass so he could finalise the report.</p>
5.	<b>Financial Statement:</b>	Discussion held over to next meeting since there was nothing major to report.
6.	<b>AOCB</b>	
	<b>Date of next meeting</b>	Tuesday 27 March, 7pm at the RDGC. <i>Post meeting note: now 7:30 to allow attendance at Historylinks Open Evening</i>
	<b>Donation to ESRA</b>	£80 was raised at the Loony Dook; it was agreed to donate all to ESRA.
	<b>Wireless Broadband</b>	<b>YR</b> reported that a mast was going up for wireless superfast Broadband in Birichen to supply surrounding rural areas, which was a massive boost to the community.
	<b>RDGC Community Fund</b>	<b>NH</b> mentioned that the Golf Club Community Fund was now open for applications, with a closing date of Friday 16 March. Up to £500 was available for each project; either community groups or individuals could submit a written application, as long as the project was for community benefit. He confirmed that DACIC could submit an application if they wished (see 5c above)
	<b>Cash points</b>	<b>JB</b> reported that it was important that visitors were aware of where they could withdraw cash or get cashback. She reported that Genevieve Duhigg has offered to install an external cash machine behind Dornoch Stores in 2019 if the situation has not improved. <b>JB</b> advised of a gathering led by Jamie Stone MP at 12 noon on 23 <sup>rd</sup> February at RBS in Tain to protest about the branch closure.
	<b>Community Tourism Learning Exchange</b>	<b>JB</b> mentioned that Senscot were bring representatives from a number of community groups to Dornoch on 8 March. There would be a talk followed by walking tour and a chat with Cathedral and Historylinks volunteers. This would be followed by an afternoon session in the Eagle, with a discussion on the business group, a Q&A session etc. JB, NH, YR and GS would attend all or part of the session.