



THA Board Meeting

Time: 7:30pm

Date: Wednesday 7th October 2020

Location: Online Zoom Meeting

Apologies

H MacDonald, Vic Linnemann

Minutes

Mary Macgregor

Present

Brian Swinbanks, Chairman/Director
Rory Forrester, Anne Fraser, Jan Dunlop, Rob Macdonald, Allan MacLean,
Vic Linneman, Steve Littlewood, Rob Macdonald, Allan Maclean

Description	Action
<ul style="list-style-type: none">• Apologies• Minutes and matters arising from previous meeting, <i>"No swimming" signs done</i> <p>Webcam for local moorings - We will look at this over the winter.</p> <p>Nothing heard back from Mishnish Hotel about steps, railings constriction going well. Cal Mac no longer need a running mooring so that is one less space in the railings. Mine money collection box is being attended to by James Henderson.</p> <ul style="list-style-type: none">• External Audit Ron Baily to do a Zoom meeting in November, Ron has decided not to travel, due to COVID – but will be available for a Zoom meeting so we can prepare for Compliance (March 2021). <ul style="list-style-type: none">• Minutes 9th September as presented are approved RF seconded BS	

- Harbour Report
 - Safety Review: Accidents, Incidents, near misses.
Brian mentioned that some youngsters have new boats and it's great to see them in the water and maybe a joint training maybe with the RNLI to reinforce the safety and rules of the Bay.
- There are no other near misses or incidents to report.
- Ron Bailey Zoom call in Nov with Audit in March

- **Finance Report : Mary Macgregor**
 - Bounceback Loan has been applied for.
 - Financial accounts are completed

That is us into quarter 3. Cashflow remains well ahead of the worst-case scenario curve and we now need to look at adding back in costs like training and renewals to get the business ready for next year. Revised staffing costs and projects are a major consideration and we need to get a handle on them before the end of this quarter.

I will shortly be preparing a quarterly report and the report on the final accounts for the lenders.

- Furlough scheme has now finished and in total the scheme paid £8261 in assistance.
- We have instructed Cheine and Tait to proceed with the VAT advice as part of the AWD project and SLF will fund most of that.

Staff Reports

Marine and Taigh Solais Report: Rob MacDonald

Facilities:

- Taigh Solais has now been painted... We are just waiting on the final coat on the Turret.

Marine and Harbour:

- The end of the season has seen the traffic reducing dramatically over the last few weeks, however we are still taking bookings up to late October.

Cruise Ships

We still have many of the smaller cruise ship bookings for next year. We are going to have to plan for the liners returning however, people's confidence in cruising will be slow to return. In my opinion we don't have to worry about being overwhelmed. I am hoping that the return of confidence in cruising will coincide with the locals' confidence in having cruise ship passengers visiting Tobermory. It will start slow and increase gradually.

We, of course, have to wait for updated guidance ahead of next season and I have no doubt this will be ever changing right until the last minute.

I had a meeting with an expedition cruise company from Norway. They are very pro-active and she was looking at all the destinations, and trying to build up their Calendar for the coming years.

“**Expedition cruising** is much like traditional **cruising**, but with more emphasis placed on the experience ashore, excursions and ports of call – many of which are much more off-the-beaten-track than mainstream **cruises**. ... **Expedition cruising** is a taste of exploration and adventure and differs from the large ships we are used to.

Expedition vessels will be less in your face, they remain flexible... they bring over fewer numbers of passengers at one time.. and the passengers are active, will want to go for walks etc, but still have a desire for distillery tours, walking tours, and visiting shops. It’s a perfect balance in my mind. They may also kayak and do other low key activities from the vessel”

This type ship we are looking for to gradually re-introduce the ships to Tobermory.

AGM

- Proposed changes to historic Community Charge on Local Moorings

Handbook rules and the Community Charge

Tobermory Harbour are aiming to tighten up on regulations and try and ensure a fair cost for mooring users and commercial operators operating within Tobermory.

Over the next few years we will be enforcing the rules in the handbook, such as the 2 year rule (if a mooring holder does not obtain a vessel within 2 years of having a mooring, or does not replace a vessel within 2 years of selling one, the mooring will go back to TH, to be allocated to the next person on the list).

Also there are a number of commercial Vessels on the Community Charge*, which means they pay very little for their mooring. For the season 2022 the community charge will only remain for non-commercial moorings and for people based in the membership area of the Island.

*The community charge goes back to 1991, when, while trying to raise funds, the Harbour asked mooring holders to put in extra money at the start, in exchange for a long term reduction on mooring fees. It was also compensation for people that had to move their moorings, but the funds were required to undertake the project. This was a long term agreement and is not available anymore.

The feeling of the meeting was that this could be introduced at the AGM with figures to back it and the proposal that it would come in to the updated

Rob to prepare figures for the Board and circulate before the AGM.

Handbook which would aim to be put forward to the AGM in Nov 2021 for the approval of the Membership.

- Update on business plan for water collection at Aros

Brian reported that the two site plans (from Crown Estate) for the Aquaculture site and the water collection facility are in dispute.

THA needs to understand where we stand with these permissions and licenses. As Harbour Authority there should be consultation on anything happening in the Harbour Authority Area. Do they need Marine Scotland License and/or planning?

Discussion regarding the various pros and cons of the project but it is clear that there are a number of questions to answer. Board generally positively disposed to help with this project which is environment friendly.

- Project: Aros Waterfront Development report by Steve Littlewood.
- For various reasons, it was decided to postpone the appointment of a Development Officer for Aros, and review again in the New Year.
- However, this leaves several issues hanging.
 - Planning application. We have received a proposal from the architects, Organic Architects to take the development through Planning. This includes supporting the Project Brief development; Business Case; and producing a Project Development map, or milestones.
 - Includes how to deliver the building; Pro's and Con's of different approaches; and cost implications.
- The following **Business Plan Objectives** are in abeyance:
 - Decisions of continuing funding bids – need to ask for extensions on William Grant Fund and TNL Community Fund
 - Resolving VAT advice and impacts on funding
 - There is a need for an overarching strategy review as soon as possible.
 - We need to contact TNL Community Fund and William Grant Foundation and inform them of our inability to recruit before the New Year due to Covid.

Find out what the process should be for granting permission for facilities and leases. Who is responsible for what and who has priority on granting permissions. BS and MHM to work on this.

- Awards for All funding for community engagement must be spent before the end of May 2021. Anne has looked at that and hopefully it will be able to be extended due to Covid 19.
- Working with potential business owners to inform planning and development.

Steve outlined the finance and funding position for the Board.

A new brief needs to be developed in view of different ideas that are being brought forward.

Rory has concerns that the Pier and slipway need to be priority as the pier is deteriorating. It is difficult to get funding for this type of project. Anne's feeling is that the funding will be going towards resilience and recovery projects and it will be very difficult to get funding for the pier and slipway unless it is part of a bigger picture project.

- Project: Solum: Anne Fraser

Solum:

We received a warning from SLF that unless the sale goes through by end of October, they will withdraw funding. Our solicitors has used this demand to push the CES solicitors to speed things up and it seems to be working.

CES solicitors have been consulting with A&B council and Scottish Water to ensure they agree with the criteria set out in the sale and that their access to services etc are not affected. This has delayed the process however it means we do not have to negotiated these terms ourselves. I am concerned that the solicitors fees will be more than quoted, as we have to pay for the CES solicitor costs as well as our own, however that isn't much we can do about it as they are engaged by CES.

The good news is that they have agreed that the sale will be a one stage process, which means there will not be any missives to negotiated through.

We still have until 31st March to claim the full grant from SLF.

Phase6.2

Stage 2 application for the fuel berth has been submitted to FLAG.

Hammerhead replacement, this project is to be funded by HIE, we have stage 1 approval. I'm currently working on financial projections for their stage 2 process.

This project can only go ahead if FLAG awards us the full amount for the fuel system. Stage 2 approval was due to take place at a meeting next week, however this will only happen if FLAG get back to me by the end of the week.

Brian reported that he had applied for planning for all the shoreside part of the project including the changes on the water. This resulted in a huge amount more work for Brian.

We may hear about FLAG and HIE in the next two weeks with a view to getting licenses etc through to place the orders and delivery by end March.

Shore Side developments: Marine Business Units.

Our stage one application to RCGF has been successful and we have been invited to stage 2.

The closing date for stage 2 applications is the 12th November, however The council would like to see a first draft application by 27th October which doesn't give us a lot of time.

Discussion regarding various aspects of the potential project.

Anne asked for Board approval to move forward. The Board present said yes proceed.

Hydro scheme:

Rory has been in contact with the forestry commission to seek permission to conduct feasibility work to explore the options to run a small hydro scheme from the Aros river. They have agreed in principle and are opened to us leasing the site in the future.

I had instructed Jenny to apply to CARES to fund this work, they said they were interested however they were oversubscribed and would not be able to support within this financial year.

There is an environmental grant with the CES, which was supposed to close on Monday, however they have extended the deadline, I proposed we apply for his for a project officer role to investigate options, this could create a full time 12month project role if it was matched to the Aros development role. The CARES application would only need small tweaks to fit the environmental grant. Board approval required.

Rory has spoken to a Company (Laycocks) who are going to get back to him with a price for feasibility. Anne asked that he follow that up so that she could submit an application.

- Matters requiring Board Approval
- Rob approved to advise Douglas Ingram that the decision is on hold pending CES plan resolution and any Marine Scotland application. Also to ask him not to bring the cages to Tobermory until the matter is further down the line of approval.
- Anne approval to move to stage 2 for Shoreside funding application.
- Anne approval that Wind Farm consultants can go to prepare the MoU for the Board to consider fully for sign off.

- Any “conflict of interest” changes to report. None. This will be fully reviewed next month after the AGM.

- Any other business
- Annual General Meeting 7th November 2020
Directors nominations to be advised early to allow for changes to procedures for Zoom.
No items for changes or notices in advance of the AGM required
Any applications for membership or Board position must be in plenty of time in advance due to the online processes required this year.
- Allan asked BS for a letter of support for the Ulva Ferry Slipway but that would be a conflict as THA are going for the same FLAG fund.

There being no other business the meeting closed at 22.06
