

Craignish Community Company

Board meeting 17.00 Wednesday 12th August 2020 - *Via Zoom*

MINUTES

1. Apologies - Nick
2. The **minutes** of 8th July 2020 were approved.

3. Matters arising

(a) Ardlarach Loch - Improvement to access for swimmers

Progress report from Rob who has been looking at ideas for the swimming access project discussed at the last meeting. He met with Janine Calder, who initially suggested the idea, and they looked over the proposed site together. Rob then spoke with Jinty, who would also like to be involved at the planning stage. The consensus is to develop the current spot that is used, keeping it low key! The idea would be to have box steps running down from the track, replacing the current dirt path. These would lead down to an area of non slip decking approximately 4.5m x 3m, from which there would be a decked jetty 5m out into the loch, at which point the water depth is 1.6m. Behind the area of decking there would be a retaining wall made of round 4" fence posts with a full length bench and pegs for hanging towels etc. Rob has had a look at materials and at this stage estimates the total cost of these at around £2,000. This could all be built by willing and able volunteers. Rob would be willing to serve in this capacity.

Legal advice: Because of concerns about public liability, Tim approached Alan Manson, a partner of D M MacKinnon Solicitors, for advice. Our concern was whether improvements to access and the involvement of C3 would change the public liability situation. The following is an extract from Alan's email:

I do not know the answer to your question from a legal perspective. What I can tell you is that if the Community company construct something and somebody does have an accident - slips on the decking for example- then they would look to the people who had constructed it as being responsible. I don't know what the C3 public liability insurance covers but I can be pretty sure that the insurance company would try and wriggle out of paying and if I were them I would say that the C3 insurance wasn't valid because for example there was no lease. Colin, or whoever the landowner is would want nothing to do with it, and I am pretty certain his insurance company would argue that it didn't fall under their public liability cover. The more I think about it the more my advice would be against C3 being involved. Who would maintain it? What risk assessments would need to be done?, What safety provisions would be required? - eg flotation devices. From a legal point of view you can make a very good argument to say that if they provided a facility then C3 are taking on the responsibility for any accidents that may occur.

My advice, therefore, would be that if the wild swimmers want some improvements they should undertake any improvements themselves and that C3 should stay well clear of it.

The directors wondered what the liability situation was with the wild camping site at Lunga and whether there were comparable situations where this problem had been overcome. Vicki would approach the Outdoor Swimming Association. Rob agreed to speak to Janine and they would decide who should approach Colin L-M. However, with Alan's advice the Board reluctantly agreed that it could not sponsor the project. However, individuals might wish to support the venture practically or financially.

4. **Finance** report is attached. John has filed the accounts with Companies House.

5. **Community/School Play Area & Roundhouse**

Since the last meeting the directors had noted the correct spelling and pronunciation of '**Talamh an Righ**' (Talav an ree).

Construction of the roundhouse is now complete. The extra benches have been delivered, the grass mown and trimmed, rubbish removed, shed door secured. The Headteacher has submitted her first risk assessment and so the site is ready for school use. Our gratitude to Iain for making so much progress.

Iain will ask Blair for the names of those who have volunteered their labour during the project so that we might indicate our gratitude with a small gift. Iain will also invite Christian S-J to visit the site for a photo-opportunity, preferably with the children. When the public signs are in position, we would like to open it to the community generally.

Ian Miles has been asked to deliver the old play equipment. Kathy Potter-Irwin confirmed that it would be of interest and was already being asked about by the children.

For the smooth transfer of responsibility for the maintenance of Talamh an Righ the Company needs a representative on the Parent Council. Iain proposed that he approach Angie Bird to see if she would be willing to serve in this capacity. She had previously expressed an interest in developing a community herb garden.

The neighbours to the north of the plot (Whittles and Smiths) have come to an agreement that they will maintain the triangle of land between their gardens which still belongs to the Community Company.

6. **C3 website** - <https://craignishcommunitycompanyorguk.wordpress.com/>

The directors indicated their delight at the progress Vicki has made with the new website. Material from the old site has been archived and the site itself shut down. All links go to new site. Vicki will post an alert on FaceBook and make a request for other photos and information that would contribute to a community archive. Positive comments had already been received about the website.

There is strong approval for the new logo which Vicki will tidy up and make available.

Vicki expressed further appreciation for the help and support of Business Gateway.

7. Broadband update - Nick had no progress to report.

8. AOB

(a) Knotweed spraying would be starting the following day.

9. Next meeting - 5pm 9th Sept