

**Foyers Bay Steering Group Meeting – Notes**

**Date: 31st October 2024**

**Meeting time: 7pm**

**Meeting location: The Hub, Lower Foyers**



**Present:** Malcolm Stewart (MS) – Chair,Caroline Tucker (CT)

Alfie Taylor (AT), Bob Main (BM), Craig Lightbody (CL), Ken Sinclair (KS), Neil Farnham (NF)

**Apologies:** Vaughn Devlin

1. **Welcome –** CT welcomed all to the meeting.
2. **Landscaping**

CT noted that BM could only stay for first part of meeting. Landscaping moved to the top of the agenda to allow his participation.

**a) Recent works -** CT summarised that Norman Campbell of GS Campbell Contractors Ltd has completed the required works to improve gradient to the slipway and general landscaping of area at the top of the slope.

While Norman was on site, he, BM, MS and CT discussed the option of levelling the ground in the secure compound. A quote has been received for this works, and CT has requested that the funds allocated in the budget to this next phase of works is approved by the Board. Approval given and CT has been in touch with Norman Campbell to confirm start date – still waiting for a response.

Discussion had on requirements for this stage of works. Agreed priority is to ensure ground is flat enough for members to safely park boats.

Discussion had on what is to happen to pile of hardcore – **Action: BM and MS to liaise with Norman on the possibility of using some of this material within works and relocating the rest outside the compound.**

**b) Creation of causeway –** BM informed the group that he and MS had recently completed an informal survey of the depth of the loch in the vicinity of the slipway. (Survey sketch will be forwarded with meeting notes). This confirms that the initial gradient is very gradual (for approx. 15m), before a steeper drop after this.

BM had previous discussions with MS and Norman about the possibility of extending the slipway to cover this section by creating a causeway. This could be done using existing materials, such as hardcore, re-enforced with concrete slabs and/ or rock armour, which would need to be bought in.

KS expressed concern as to whether we are allowed to carry out civil engineering works in the loch or whether this contravenes planning conditions. He also suggested checking that SSE would allow this under the terms of the lease.

**Action – CT to check both documents.**

AT asked whether there is a risk of damage or deposit of material on this proposed causeway over the winter months. MS responded that if done correctly, the effect should be minimal, but likely that some maintenance would be required.

Discussion had on merits of this versus the purchase of a launch vehicle. Due to only small numbers of members at present, this might be a good opportunity to test usage numbers, so perhaps keep costs low and purchase a launch vehicle, caveat with this is that all members will need basic training.

**Action – look into purchasing or rental of small tractor/ landrover style vehicle for 2025 season. Ensure training is included in member induction.**

NF asked if markers could be installed to mark the point where gradient changes. Consensus was that this was a good idea.

**Action – create suitable markers for installation when Norman is on site.**

BM left meeting.

1. **Actions arising from previous steering group meeting:**

**a) CT to look into setting up a booking system similar to one for Wildside in time for March 2025 -** Ongoing. Site template acquired, working with Calum to ensure correct info is in place.

b) **MS to forward info on floating moorings to Fiona. -** Done. MS also updated that he has had conversations with his insurance company about the possibility of setting up an umbrella policy to cover all Foyers Bay members. Consensus from group was this was a good idea, if SFCT would allow. **CT to check with Fiona.**

**c) CT to update membership details and Terms & Conditions and circulate across the community.** Done.

d) **MR to purchase two appropriate padlocks and additional keys.** – Done. Keys to be handed out on completion of membership forms.

e) **CT to look into requirements of becoming a constituted group ahead of next meeting.** – To be discussed in part 4 of this meeting.

f) **CT and MR to progress with purchase of lifebelt and noticeboard for site** – Ongoing. Awaiting approval of budget from SFCT before moving forward. CL asked if throw ropes were to be included, CT confirmed that they were.

g) **CT/ MR to look at options for cameras and signage and get quotes for installing lighting** – Ongoing. Awaiting approval of budget from SFCT before moving forward.

**Approval of minutes -** Notes of previous meeting approved.

**Action – CT to circulate to Board and add to project page on website.**

1. **Becoming a Constituted Group**

**a) Options available –** CT summarised the requirements for becoming constituted (more details in summary document):

* First two options – do we become unincorporated or incorporated? This is all to do with legal status of members. If unincorporated, any debts or obligations are the responsibility of the individual members of the committee. Group cannot own or lease property.
* If incorporated, the group as a whole takes on responsibility of debts or obligations. More options for managing leases and other contracts, like taking on staff.
* If decision is to become incorporated, the next step is to decide on which legal entity is preferred. CT highlighted that the best options for this group would likely be becoming a SCIO or CIC. In the long term, both of these could be used to create a social enterprise.
* Wider conversation had about what is involved – if becoming a SCIO, this would involve annual reporting to OSCR and Companies House, and for CIC, reports would need to be made to Companies House. Solicitors would be required to draw up legal documents, which would incur further costs.

Consensus is that it is not necessary to take this step quite yet.

**Action – CT to write to SFCT Board to begin discussions about becoming an arms-length organisation under the Trust umbrella.**

The process created could then become a business model for project groups going forward.

b) **Sub-leasing from SSE/ SFCT** – Following above action, no longer relevant, but CT wanted to note that she had had a conversation with SSE surrounding this and there is scope within our lease agreement for sub-leasing, subject to various checks and terms being put in place.

1. **Next Steps**

MS suggested that our focus should be on ensuring that all the basics are in place for a launch in March 2025. Things to consider:

* Ensure water is connected
* Check safety signage, including no diving, Swim at own risk, Caution – reversing vehicles.
* Make sure all members have an induction – MS happy to do this.
* Purchase benches – KS suggested recycled plastic as an option, can source from Gael Force.
* CL suggested we consider picnic tables with barbecue protection plates– CT suggested that barbecues may not be allowed in our lease. Action – CT to check this.
* Fencing around picnic area. Possibly locate a single bench outwith the fenced area for general public to use.

**Action – over the winter months, CT, MS and MR to work through the above and put in place, once budget approval received from SFCT.**

CL queried whether external parking bays are included in our lease or whether they are SSE’s responsibility. **Action – CT to check lease.**

Discussion had about potentially looking to purchase cabins and kayak racks for next year – keep this in mind for next year’s budget. CT suggested there may be options for external funding available.

1. **AOB** – None
2. **Date of next meeting** – proposed for 16th January 2025.

Meeting closed 8.25pm