

## The Glendale Trust

### Directors' Meeting

25th January 2020 following the AGM

#### Glendale Community Hall

##### Present:

Clare Gray	Brian Smith	Graham Davies	Andrew Kiss
Alex Robinson*	Sam Thorburn*	Angie Atherton	Sarah Wiggins
Roger Holden	Andrea Holden	Greg Lane	Carol Martin
Kevin Stockley	Gordon Thomson	Leslie Thomson	Sandra Powell*
Richard Powell*	Andrea Cross*	+1 name not known*	

##### Apologies:

Linda Jackson	John Cross*
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\*Non-members

#### Minutes

##### 1. Borrodale School and Schoolhouse.

###### a. The purpose of the meeting

The purpose of the meeting was to review the feedback from Highland Small Communities Housing Trust (HSCHT) following its feasibility study with respect to developing the Borrodale school and schoolhouse.

###### b. Background

HSCHT was invited to visit the Borrodale school site in May 2019 to discuss what options would be available to The Trust for development. The Trust applied for, and was awarded, up to £10,000 so HSCHT could instruct two engineers, an architect, a timber preservation specialist and a quantity surveyor to inspect the site. They reported back to Clare at a meeting in Inverness on 8th January.

###### c. Summary of HSCHT proposal

HSCHT has proposed three options:

A. Remove the roof and internal structure completely (existing roof trusses do not support the required thickness of insulation to be regulation compliant). The building is then internally rebuilt to provide two three-bedroomed and two two-bedroomed two-storey houses

A.1. Notional Cost: £744,600

B. As per option A except one two-bedroomed house is sacrificed in favour of a commercial studio unit with mezzanine floor

B.1. Notional Cost: £740,300

C. Complete site clearance and provision of four three-bedroomed two storey houses and external works

C.1. Notional Cost: £713,750

HSCHT has stated that it would not promote options A or B, due to the risk that 1) the walls might collapse on removal of the trusses and 2) further structural issues might be encountered during the development, either of which would bring unknown costs to the project which The Trust would be expected to bear.

**d. Discussion**

The members held a brief discussion of the presented options. Selling the property would potentially bring much-needed funds back into The Trust to facilitate more modest projects, subject to agreement from HIE.

Clare Gray stated that if one of the development options were selected she would be unable to commit the level of effort she feels such a project would bring to bear on The Trust, having expended a huge amount of effort in bringing the Meanish Pier project close to fruition.

Leslie Thomson thanked Clare for her efforts with regard to the Meanish project.

**e. Vote**

The 12 members present who were eligible were then asked to vote on how they wanted The Trust to proceed; the vote went as follows:

- Develop the property: 0
- Sell the property: 11
- Abstentions: 1

Roger Holden stated that although he thought the site should be sold, the number of members making the decision seemed uncomfortably low.

**f. Next steps**

The directors will make contact, initially, with HIE to advise of the decision to sell. Once the next steps are known a communication will be made sharing the detail.

The Chair thanked everyone for attending and the meeting was closed