Aigas Community Forest

Steering Committee

Minutes

of meeting held in The Magnus House, Aigas Field Centre at 7.00pm on Monday 10th August

Present		Apologies	In Attendance
Graeme Scott	Andrew Leaver	John Lister-Kaye	
John Graham	Mark Hedderwick	Gavin Cormack	
Alisdair Stewart	Lara McDonald	Andrew Franklyn	
Calum Fraser	Philip Knott		
Steve Byford	Peter Masheter		
Mia Scott			

ltem		Action
1	Minutes of meeting of 3 rd August	
	The minutes were approved by John Graham and seconded by Lara McDonald.	
2	Matters arising from the minutes	
	→ Valuation process	
	 Graeme Scott and Andrew Leaver met with Crispian Cook on Wednesday 5th August to discuss the valuation process and the role that Bell Ingram could play in it. 	
	• Crispian Cook offered sound advice, discussed how he would talk down the value and advised that Bell Ingram could research and prepare written recommendations and attend a site visit for a fee of between £400 and £800.	
	 Graeme and Andrew recommended to the Committee that Bell Ingram be contracted to support the valuation process. This was agreed. 	
	 Andrew to confirm arrangement with Crispian Cook. 	A Leaver
	→ Business Plan	
	 This was also discussed with Crispian by Graeme and Andrew. 	
	 The original brief requested a 10-year cash flow. The NFLS requirement is at least a 3-year cash flow and Crispian would prefer to provide this. 	
	• After discussion it was agreed that we should request a 5- year complete cash flow forecast with a 10-year projection of income from sale of timber.	
	• The plan should also include forecasts of income or proposals for activity regarding wood chip and log sales; adding value to timber before sale; woodland burials; eco holiday accommodation; and renewable energy	
	Graeme Scott to discuss this further with Crispian Cook.	G Scott

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3 C	omments on feasibility study	
•	Lara McDonald noted that section 5.6 Arts was a bit light and offered to provide further ideas.	L McDonald
•	Mia Scott noted that section 2.4 Policy Context did not take account of the local plan and offered to provide further content.	M Scott
•	Mia also noted that an implementation strategy would be useful, although this could also form part of the Business Plan. Mia offered to provide some ideas. Graeme Scott to	M Scott G Scott
•	agree with Crispian in which document this would sit best. Steve Byford suggested that it would be good to see the Cashflow and Investment Analysis run with an internal rate of return of 1.5% as well as 2.55%.	
•	It was noted that the area the forest covered was not consistently quoted.	
•	It was also noted that the document contained a number of small errors and typos and that it should be more closely proofed.	
•	Andrew Leaver and Graeme Scott to forward these comments to Crispian Cook.	A Leaver / G Scott
4 C	ompany formation	
•	The Memorandum and Articles of Association were circulated in advance of the meeting.	
•	There was some discussion on the content but no changes were requested.	
•	The draft M&A were formally adopted by the Committee.	
•	Mia Scott to notify Douglas Graham to proceed with the process of company formation.	M Scott
5 C	ommunity ballot	
•	Alisdair Stewart met with the Council Elections Manager John Bruce on Tuesday 4 th August and confirmed that the proposed ballot date of 27 th August can still be met.	
•	The Council Elections office will handle all postage issues and formally count the vote. They will charge in the region of £150 for postage and related costs.	
•	The count will take place at 7.00pm on Thursday 27 th August.	
•	A sealed ballot box can be placed in the community on the 27 th for those that do not post their ballot on time.	
•	[Subsequent to the meeting Andrew Leaver has confirmed the count and ballot box will be held at The Kirk Coffee Shop.]	
•	John Bruce provided a sample ballot question. This was redrafted to:	
	Do you support the Aigas Community Forest's aim to acquire (subject to funding) Aigas Forest from Forestry Commission Scotland to be managed for the benefit of the local community?	

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 The Committee then discussed and agreed the content of the information to be posted out with the ballot paper. 	of
 Andrew Leaver to prepare the information sheet for the ballot and to send to John Bruce together with the ballot question and the community mailing list. 	A Leaver
 Andrew Leaver had prepared and circulated a draft of a newsletter to be sent to all households in the community advance of the ballot. This was agreed subject to a smal number of changes. Andrew to finalise newsletter and provide copies to Steve Byford for circulation. 	
 It was confirmed that a public meeting would be held in Kilmorack Hall at 7.30pm on 17th August. The meeting w start with a presentation on the community consultation and feasibility study from Crispian Cook. The floor will then be opened to questions with Crispian, Graeme Scot and Andrew Leaver on the panel. Other Committee members can answer questions from the floor. 	
 Andrew Leaver circulated posters for the public meeting. 	
 It was confirmed that a Forest Open Day would be held of Sunday 23rd August from 2.00pm – 4.00pm. The advertised meeting point will be the picnic area / view point lay-by. Informal walks will leave from here and maps will be issued to allow self guided walks from the forest access road adjacent to the golf course. 	int
 Alisdair Stewart will arrange for the forest access road to be cleared to allow better access and parking. 	A Stewart
 Andrew Leaver will communicate by e-mail with other Committee members to make arrangements for signs, maps and anything else required. 	A Leaver
 It was agreed to send the list of the community to all Committee members and that they would let Andrew Leaver know which people on the list they were happy to canvass for the ballot. 	All
6 AOCB	
There was no AOCB	

Summary of Actions from Meeting		
Ref	Action	Person Responsible
10/1	Confirm with Crispian Cook that ACF will contract with Bell Ingram for up to £800 to support the valuation process	Andrew Leaver
10/2	Discuss content of business plan as identified in minutes with Crispian Cook	Graeme Scott
10/3	Prepare information to supplement section 5.6 Arts in the feasibility study	Lara McDonald
10/4	Prepare information to supplement section 2.4 Policy Context in the feasibility study	Mia Scott
10/5	Prepare suggestions for an implementation strategy for inclusion in either the feasibility study or business plan	Mia Scott
10/6	Discuss with Crispian Cook the best document to include an implementation strategy	Graeme Scott
10/7	Feedback Committee comments on the feasibility study to Crispian Cook	Graeme Scott Andrew Leaver
10/8	Notify Douglas Graham to proceed with the process of company formation using the M&A circulated for this meeting	Mia Scott
10/9	Prepare information sheet for inclusion with the ballot and forward to John Bruce at The Highland Council together with the redrafted ballot question and the community mailing list	Andrew Leaver
10/10	Make agreed adjustments to Newsletter and provide Steve Byford with enough copies for distribution to the community	Andrew Leaver Steve Byford
10/11	Arrange for clearing of the forest access road in advance of the forest open day	Alisdair Stewart
10/12	Make further arrangements with committee for forest open day by e-mail	Andrew Leaver
10/13	Identify to Andrew Leaver which people in the community committee members are happy to canvass	All

Chair	Date
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