

Plockton & District Community Trust
Urras Coimhearsnachd Sgìre a' Phluic
Trustees' Annual Report - to 31 July 2023

Registered charity name	Plockton & District Community Trust
Charity Number	SC050271
Incorporated	7 July 2020
Registered Address	Cnoc Blar The Brae Pockton Ross-shire IV52 8TH
Independent Examiner	Iona MacIennan, 2 Station Road, Plockton, IV52 8TX
Bank	Bank of Scotand, Main Street, Kyle, IV40 8AB

1 Accounting Reference Date

This is our third Trustees' Report - covering the period from 1 August 2022 to 31 July 2023.

2 Trustees and membership

The **Board of Trustees** during this reporting period have been:

Alaisdair Mackenzie	Appointed 14 April 2021	Vice chair
Catherine Will	Appointed 14 April 2021	
John Maclean	Appointed 14 April 2021	Treasurer
Mary Jane Campbell	Appointed 14 April 2021	
Sandra Holmes	Appointed 14 April 2021	Chair
Alexander Mackenzie	Appointed 11 July 2022	
David Skilling	Appointed 11 July 2022	Secretary
Bill Taylor	Appointed 11 July 2022	
Margaret-Ann Matheson*	Appointed 11 July 2022	

* Margaret Ann Matheson stood down in April 2023, due to time pressures, but remains as an ordinary member. Our thanks to Margaret Ann for her support to the Trust.

At 31 July 2023 we had the following members:

- 102 ordinary members
- 31 associate members
- 0 junior members

(3 members joined the trust this year)

3 AGM moved from June to September

Our previous AGM was held in June 2022, which preceded our year end of 31 July. We have therefore delayed this year's AGM to September to allow us to table our draft annual accounts and draft Trustees Report at our AGM.

4 Activities and Projects:

4.1 Old Post Office

Olli Blair Architects completed the architect's feasibility study which provided three options to develop the Old PO; basic, intermediate and advanced. Following consultation with key stakeholders, Olli worked up the 'preferred option' which is a more modest version of the advanced option. This comprises a small extension to the rear to accommodate a WC and tea point. This, together with improving the energy efficiency of the existing building has been estimated to cost approximately £100K by a QS. We also instructed a valuation of the building. We claimed the following grants to fund this work (architect and valuation):

- £2,400 from the Scottish Land Fund
- £2,400 from the Architectural Heritage Fund

In February 2023, we were awarded £11,000 from Highland Council's Community Regeneration Fund to take the 'preferred option' to full architect's drawings, planning and building warrant. Olli Blair Architects is undertaking this work at present.

In May 2023 we submitted an application to the Scottish Land Fund for funds to help purchase the Old Post Office. We have also been invited to apply to the Community Ownership Fund for assistance with the development of the building.

Our thanks to Brian Harvey for undertaking an electrical survey of the property.

4.2 Phone book

An updated version of the local phone book for Plockton & District and Achmore was completed in November 2022. This is available for sale at the Old Post Office, Plockton Shores, Kyle pharmacy and our website.

Our thanks to Sarah Bruce who assisted with data entry and formatting.

4.3 Community Lunch

In March 2023, we started a community lunch in the Plockton Hotel on every second Thursday. It is open to all and a £4 and £8 (non-subsidised) menu option is offered. Transport via Hamish MacBus to and from the Hotel can be pre-booked. With the exception of an occasional raffle, this is a social activity as opposed to a fundraiser.

4.4 Paddock

Discussions are ongoing with the owner regarding community use of the space. We hope to sign a lease agreement shortly.

Our thanks to Peter MacKenna for surveying the paddock walls.

4.5 Traffic management and parking

Working with Plockton & District Community Council we have attended various meetings with Highland Council to address traffic management and parking issues in Duirinish and Plockton. A 20mph speed limit will be introduced in Duirinish and road markings (keep clear, yellow lines, etc) and new signage have been introduced in Plockton. The Council has also introduced voluntary 'pay to park' at Plockton car park and created a parking hard standing by the access track to Coral Beach.

It has been agreed that the Community Council will focus on traffic management and the Trust will focus on visitor facilities which may include improvements to the Plockton car park. The traffic management improvements will be funded by the Council and subject to agreeing what is to be done, will be undertaken as phase 1. It is anticipated that visitor facilities (more parking, camper van waste facilities, etc) will require external funding and thus will take longer to plan and implement if it is agreed this is an appropriate course of action (phase 2). The Community Council, PDCT and Highland Council are cognisant of the many users of the Plockton car park, and the need to undertake full consultation with key stakeholders and residents.

4.6 Housing

Short-term letting control area: We continue to make representation to Highland Council for Plockton & District to be considered a control area for short term lets. This follows the rise of whole-house short term lets and the success of websites such as Airbnb and Booking.com. A members' meeting in November 2022 demonstrated unanimous support to progress this, given the huge housing pressures faced by young people and others looking to live and work in the area. If granted, someone building a new property for short term let or wishing to turn an existing residential property to a short term let would need specific planning permission to do so. Plockton and District Community Council has confirmed its support for control area status also.

Scottish Government consultation on Council Tax for second and empty homes: We submitted a response in July 2023, supporting proposals to allow council's to charge higher council tax for second and empty homes. This is consistent with our aspiration for more of the area's housing stock to be used as a main residence.

4.7 Supermarket deliveries

Following unsuccessful approaches to a number of supermarkets last year, we worked with Achmore Community Council and persuaded Morrisons to deliver to Achmore and Plockton. This 2x week service commenced in December 2022.

4.8 Lochalsh Collaboration

Originally Margaret Ann and now Bill, attends meetings of the Lochalsh Collaboration to represent PDCT.

4.9 Plockton airstrip

In July 2023 we submitted an Expression of Interest to Highland Council with respect to possible community use/lease/ownership of Plockton Airstrip for community benefit purposes. This followed a report to the Council's Economy and Infrastructure Committee in May 2023, recommending that Plockton's airstrip be offered on a long-term lease or sold. The Eoi simply notes our interest as we consider if there are opportunities for community use.

4.10 Fundraising Ceilidh and Disco

We held a licensed Ceilidh and Disco in Plockton Village Hall on Friday 9 June.

This was well attended and we had a good variety of artists performing music and storytelling. Following the ceilidh, Ewan Bruce led a disco which was also well attended. The event and the licence finished at 1am and raised £836.59 for the Trust.

4.11 Website

We continue to update the website with minutes of meetings and information on key projects. Our thanks to the Bruce family for continuing to allow us to use the plockton.com domain and for meeting the costs associated with this.

5 Election of Trustees

Our governing document requires one third of elected trustees to retire at each AGM. Retiring Trustees are welcome to stand again for election. Catherine Will, Mary Jane Campbell and Sandra Holmes will retire at our AGM on 25 September 2023. As there is a single vacancy on the board, nominations for up to four elected Trustees will be invited by the deadline of 7 September 2023.

6 Summary of Accounts:

Receipts and Payments from 01/08/2022 to 31/07/2023

Receipts	£	Payments	£
Scottish Land Fund	2850.00	Gambling license, Highland Council	40.00
Paypal	0.01	Hall Hire, Plockton hall	60.00
Architectural Heritage Fund	1950.00	Olli Blair Architect	3900.00
Phonebook	706.63	DM Hall, valuation	900.00
Ceilidh	1428.60	Drinks, Ice etc. for Ceilidh	592.01
Donation	190.00		
David Thomas	3000.00		
Total	10,125.24	Total	5492.01

Excess of Receipts 4633.23

£

Balance brought forward from 2021	1276.77
Excess of Receipts	4633.23
Balance as of 31/07/2023	5910.00*
*(Including restricted funds)	

This report was approved at our AGM on 25 September 2023.

William Taylor
Chair

Date 14/11/2023

Alasdair Mackenzie
Vice Chair

Date 14/11/23

28 April 2024

A cheque for £592.01 had not been cashed within our 2022/23 financial year. Thus, our total expenditure for the year is £4,900.00, and not £5,492.01 as reported here in Section 6.

Sandra Holmes
PDCT Trustee
28/4/24