

**Foyers Bay Steering Group Meeting – Notes**

**Date: 5th September 2024**

**Meeting time: 7pm**

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



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

Alfie Taylor (AT), Bob Main (BM), Gary Fentiman (GF), Ken Sinclair (KS), Matt Rhodes (MR), Neil Farnham (NF), Kathleen Farnham (KF), Vaughn Devlin (VD)

**Apologies:** Craig Lightbody

1. **Welcome –** CT welcomed all to the meeting.
2. **Actions arising from previous steering group meeting:**

**a) Signage -** MS collected signs, they are now erected.

**b) Electrics –** CT/MR confirmed all works complete.

**c) CT to write to all contractors and ask for further credentials** – done, 3 out of the 4 returned.

d) **CT to ascertain whether shoreside surveys have been carried out** – Previous surveys carried out by Caintech, CT circulated within group

e) **BM to remove contaminants from topsoil** – Done.

f) **MS to take forward creation of booking system with Fare Harbor** – Discussions had. Fare Harbor not interested due to lack of income for them. In short term, booking to be done by emailing admin@sfctrust.org.uk. For next season, look into setting up a similar page to one we have for booking The Wildside Centre. **CT to take this on.**

g) **CT to incorporate points and agreed fees into new Terms & conditions and membership info** – Done

h) **CT to identify what SFCT insurance covers** - Done. Existing insurance covers shoreside only. Members responsibility to insure own boat. Separate insurance required for floating moorings - Fiona looking into this. **Action – MS to forward info on floating moorings to Fiona.**

i) **CT to contact SSE to ascertain if a business plan is needed for Foyers Bay.** – Still to do. **CT to Action**

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

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

1. **Site Clearance works update**
* CT summarised that following discussions at and after previous meeting, Norman Campbell (GS Campbell Contractors) was selected as the preferred contractor for Landscaping works. Selection based on previous experience and cost. BM has been liaising with him and works are now confirmed to be starting within the next week, to the agreed sketches.
* Norman Campbell to bring in additional hardcore material if required, current hardcore too large and crusher not economical to hire in.
* Signage has been put up to divert pedestrians away from works site.
1. **Terms & conditions of use, membership and booking system**
2. **Review membership costs**
* CT outlined discussions at previous meeting and highlighted that there had been concern raised about the agreed structure and costs when information was circulated on Facebook.
* MS reiterated that Facebook was not the correct channel for raising concerns – all are welcome to join steering group meetings to have their opinions heard and logged, and through this forum their input can help steer the future of the project.
* GF added that there was a genuine concern about the costs proposed, as there will be members of the community who would not be able to afford it.
* MS outlined that he felt it was important that an annual fee was implemented to encourage responsible boat ownership and community-buy in. Group agreed.
* Moving forward, the suggestion is a two-tier membership.
* New fee structure proposed as:
* **Tier 1:** Daily access to slipway, plus access to book floating moorings.
* Deposit of £10 for key, annual fee of £75. 20% discount for concessions – OAP, students, disabilities.
* **Tier 2:** Access to boat storage in secure compound, water and electricity. Daily access to slipway and booking floating moorings.
* Deposit of £10 for key, annual fee of £150. 20% discount for concessions – OAP, students, disabilities.
* **Floating moorings:** Booked on a weekly basis, for a maximum of 4 consecutive weeks to prevent users ‘blocking’ the moorings.
* Weekly cost of £7. This will be reviewed regularly, dependent on demand. Group agreed this would be the same price for both tiers.
* Full agreement from all members to introduce the new fee structure.

**Action – CT to update membership details and Terms & Conditions and circulate across the community. CT also to check with Finance team if fee can be paid monthly/ quarterly.**

* Lifetime membership also suggested. Not taken forward at this stage due to land being leased from SSE and lack of control of boats being dumped as the membership is open-ended.
* Discussions had about current access to internal compound – agreed to replace existing padlocks with two the same, using a key. New key for these padlocks to be issued to those on full membership. Cost of this key covered in outlined fee structure.

**Action – MR to purchase two appropriate padlocks and additional keys.**

* GF asked where money raised from this would go.
* MS summarised that this project is seen as a legacy project – eventually money from SFCT will run out, so in order for this facility to continue being of community benefit, there is a need to be self-sufficient. It also encourages community buy-in, and allows continued development within the facility.
* KS also pointed out that membership opens up opportunities for match-funding, and also shows proof of use. It is about the community pushing use of this facility forward, perhaps it is time to look into becoming a constituted group, which would give the group more power, and also retain funds raised directly within the group.

**Action – CT to look into requirements for this ahead of next meeting.**

* AT made the point that there is currently no provision for disabled access, and this needs to be thought about in the long-term.
* KS suggested looking into purchasing a crew lift.

**Action – CT to look into costs for this.**

* BM asked if there is any restriction on the use of the slipway, particularly in terms of jet-skis?
* Consensus from group is that they are not welcome.
* Excessive wake can cause damage to moored craft.

**Action – incorporate this into terms and conditions, look into getting signs for this.**

* MS also mentioned he was actively discussing with SSE that we get jurisdiction over the bay, allowing us to have more authority over those using the area inappropriately.
* Discussion had on the information required on membership form. Agreed that if some of the required info does not exist, no need to fill this in.
* Point raised about creating our own registration numbers that would need to be displayed discreetly on vessels stored.

**Action – CT to look into this.**

* GF asked what the plan was in terms of when the slipway itself was to be built.
* MS summarised that there is a plan that has been developed, although quite generic, which has gone through planning, however for this to be suitable it will need to go out beyond 15m for successful launch, and there is a genuine question as to whether a full concrete slip of this extent is really necessary. The purpose of the next stage of the landscaping works is to improve access to the loch – we can reassess the slipway build on completion of this net phase of works.
1. **Review Terms and Conditions**
* CT noted that Terms and Conditions have been created. She will update with the above agreed fees and circulate. **Action – CT to update and circulate. All members of group to read and feed back amendments.**
1. **Update on booking system**
* Covered in Actions from previous meeting.
1. **Site Health & Safety and security**
2. **Outcomes from recent risk assessment**
* CT summarised that the SFCT Board had recently commissioned a piece of work to be done on updating all Health and Safety policies across Trust properties and as part of this a risk assessment had been carried out at Foyers Bay. Work still to be done on going through all of the recommendations, but the two major points flagged were lack of life belt onsite and the suggestion that a noticeboard was erected to enable us to display health and safety information. Group asked if they were happy for these to be purchased. All agreed in the affirmative.

**Action – CT and MR to progress with purchase of lifebelt and noticeboard for site.**

* Discussion had on positioning of lifebelt – agreed this should be at the top of the slipway where it is easily visible for all users but away from the shoreline where there is a risk of rising water. Noticeboard to be located by main entrance to Foyers Bay.
1. **Site Security**
* CT referred to recent acts of unlawful entry to site, removal of gate from its hinges and damage to padlock.
* Discussion had on appropriate course of action, including use of CCTV, dummy cameras, signage and sensored lighting.
* Consensus is that two dummy cameras should be purchased, one for main gate and one for entrance to compound, along with signs indicating that CCTV is in operation. Also look into costs for security lighting.

**Action – CT/ MR to look at options for cameras and signage and get quotes for installing lighting.**

1. **AOB**
* NF asked if there was a requirement for boat owners to have their own insurance. Discussed by group and outcome is that yes, boat owners are required to have their own insurance. It is possible to do this without too much expense. Suggestion made that once the group is constituted it may be possible to get club insurance for all members.
* MS asked if compound was fit for storing boats, with particular reference to remaining hardcore material.

**Actions – MR to contact Higher Ground and ask them to come and clear vegetation again. BM to speak to Norman Campbell about the possibility of moving the hardcore to a different location while machinery is on site. Consolidate pontoons to a specific area.**

Meeting closed 8.40pm