

**Note of meeting between Argyll and Bute Council (ABC) and Oban Community Harbour
Development Association (OCHDA)**

Tuesday 13th July 2021 at 1530 via MS Teams

In attendance:

Kirsty Flanagan, ABC (KF)
Jim Smith, ABC (JS)
Tony Bennett, OBSG (TB)
Ross Wilson, OCHDA (RW)
Arlene Kerr, ABC (notes)

	KF welcomed everyone to the meeting.	
1.	<p><u>Minutes of last meeting (29.06.2021)</u></p> <p>The minutes had been circulated in the morning and KF advised that it wasn't her intention to go through them at the meeting, rather spend time on the other business to be discussed. The actions for JS are noted in a table at the end with the delivery date on 20 July 2021. TB advised he was expecting some of the links to be provided within a week and had no recollection of 20th July date for information to be provided by.</p> <p>RW indicated he does not support and agree the minutes of the previous meeting so will submit comments via email. KF advised that she would give consideration to amendments.</p>	
2.	<p><u>Discussion</u></p> <p>With regards to the letter from OCHDA to OBMG, TB advised the frustration and anger that OCHDA felt at being asked to provide information again by the management group which had already been provided. TB voiced disappointment that OCHDA and ABC are working on a project together but ABC attended a meeting that excluded OCHDA and other stakeholders.</p> <p>JS advised that we are trying to get to a position to get a collaborative approach. The letter from Phil Day highlighted concerns from some stakeholders around progressing the project. JS advised OCHDA needs to get to a position where there is a business plan showing technical and financial proposals and how these can be delivered in a sustainable way. ABC would then carry out due diligence to make a recommendation to elected Members. As it stands just now ABC have not received sufficient information to demonstrate there is a technical or financial plan. ABC has invested time from Community Development, Roads and Infrastructure and Finance teams, but ABC is still not at a point where we would understand how OCHDA would operate Oban Harbour as a trust port.</p> <p>TB advised he felt he had a productive and constructive exercise with ABC</p>	

<p>colleagues last week; however, it would be irresponsible to begin to look at financial prospects until OCHDA has identified Heads of Terms for lease as they are significant outgoings.</p> <p>TB outlined principles of finances that OCHDA is trying to work towards to identify if they are remotely close to what would be acceptable to ABC:</p> <ul style="list-style-type: none"> • Maintenance budget – accept ABC officer recommendations based on years they highlighted in historical accounts. This would budget for the maintenance of both pier and pontoons. • Propose to create a ‘Capital Bond’ which would receive an annual contribution to be ring fenced for capital repairs. Money could only be spent on the harbours and its immediate environment. • Looking at allowing for the business case rental for rooms in the white building – Harbour Master office, meeting room and marina office. • Pay Council rent for North Pier and Pontoons to take on responsibility for management and operation of these. • Create 3 further full time jobs. <p>KF advised that ABC are not in a position to agree anything at present. There is a need to get a wider understanding of the trust port, maritime issues, financial issues, safety methods and operational issues. ABC need to carry out much more diligence on the information. KF asked about the wet port without the assets. TB advised that the wet port would be viable, but only just. Merging the two, with the North Pier and the assets is much more viable and financially sustainable.</p> <p>JS advised there are no blocking tactics from the ABC and we need to move forward positively. KF advised she will speak to ABC colleagues and ensure a meeting is arranged on the back of the OLI Area Committee after recess. TB advised from his point of view that at the meeting he hopes Councillors will gain greater understanding of what OCHDA is trying to achieve and why it is trying to do it.</p> <p>In correspondence received via Alison Rennie from RW regarding comments on ABC briefing note, KF feels paragraph 4F is inaccurate as ABC did not reject the municipal port option at the meeting on 29th June. JS advised at the moment ABC are not currently working on a business case re a municipal port. The aim is to support OCHDA moving forward with their proposal.</p> <p>KF will go through OCHDA comments on briefing note and provide commentary back on these. JS advised much of the content of the briefing was based on Harbour Board reports and decisions which went through a democratic process.</p> <p>KF communicated her disappointment to see an article in the Oban Times as it was understood that OCHDA would share information before going to the press. RW advised that he understood it was an Oban Times article written by a reporter who had attended an Oban Community Council meeting; OCHDA had not provided input. At least one OCHDA member serves on the Community Council and any comments made at the meeting were in this capacity. TB clarified that OCHDA does ensure information it provides to the media is copied to KF. RW stated that he had recently turned down an invitation from the BBC for interview (and believed a Councillor had also). KF thanked them and accepted that</p>	<p>KF</p> <p>KF</p>
---	---------------------

	<p>position.</p> <p>With regards to ferry movements in the harbour, TB challenged the 13,500 figure quoted by JS which JS confirmed had been provided by CMAL. TB advised information provided by CalMac has current ferry movements at 10,076.</p> <p>With regards to HRO costs, TB advised OCHDA already has sufficient funds to get to the point of submission to Transport Scotland. TB advised lawyers were happy for OCHDA to run with the development of it themselves up to the point where it now needs legalised. With regards to the business plan/business case TB advised OCHDA do not view the formal green book as relevant. They believe a comprehensive business plan setting out the case for the trust port is more relevant. JS and KF acknowledged this and the green book business case was only a suggested template to use and was offered as a suggestion to help make progress.</p> <p>RW asked when ABC will be in a position to start discussing the lease as it is important for OCDHA to get an idea of costs in order to move forward. KF advised this will need to be picked up with Douglas Hendry and his officers as they deal with leasing. A valuation will need to be undertaken and then detailed discussions and negotiations will need to take place with OCHDA.</p> <p>With regards to deliverables paper KF and JS will have a discussion and go back to TB with information that is needed and information that is not necessary at this point in time.</p> <p>TB copied KF into an email on 9th July with revised actuals information. As Morag Cupples is now off for a period of 4 weeks, KF will pick this up with colleagues and then respond to TB.</p> <p>JS to provide links to TB for PMSC and SMS later today.</p> <p>KF closed the meeting.</p>	<p>KF/JS</p> <p>KF</p> <p>KF</p> <p>JS</p>
3.	Date of Next Meeting – was originally scheduled for 13 August, but KF is on leave. Post Meeting – invite issued for 5 th August 2021 at 3.30pm	