

DISCUSSION NOTE - LOCHINDORB - LEASE

The draft lease received from the Agents for Mr A. G. Laing, following the meeting at Lochindorb on 11th February, was received at the beginning of April, and was circulated for comment to the Countryside Officer and Archaeologist, for their respective interest, to the Council's MSC Project staff for comment in relation to MSC eligibility, and to the Legal Section of the Law and Admin. Department.

At first sight, it was thought to be very restrictive, but was assumed to be part of an arrangement which would also involve a lease to the Earl of Cawdor providing for use of the car park and jetty for access to the Castle, after its completion by the Regional Council.

It is now understood that this is not the case, and that no such parallel proposal has been made.

In that context, the following observations are made on the draft lease -

- (1) the lease provides only for the Council to construct and operate a car park and jetty for access to the Castle during repair and restoration:
- (2) there is a specific exclusion of any sub tenancy or assignation of use, which would appear to preclude the provision of a ferry service for visitors to the Castle, whether provided by the Council or Cawdor:
- (3) the Council is obliged to fence the area leased, and to keep it locked except when employees are actually working:
- (4) use of the car park or jetty for recreational or sporting purposes is explicitly barred, though there is a reference - 'and to provide limited public access by agreement with the landlord'.

Reservations or objections might also be made to smaller points of detail, and on these advice might be better obtained from the Council's Legal staff.

However, the lease as it is set out appears to be less than adequate for the purpose for which the Council had undertaken to act and in the absence of any parallel agreement for operation of visitor access to the Castle, it is doubtful whether there is any case for the Council pursuing the matter.

The lease is also understood to be unacceptable for MSC funding; MSC conditions requiring that facilities provided by such a project must be available for community benefit - in this case at least for the proposed access to the Castle and possibly also for public use of the car park, though this may be negotiable: for example, an obligation to keep the car park fenced and locked at weekends is hardly likely to be seen as 'community benefit'.

There therefore is a problem over this lease which it will be difficult to resolve quickly: the MSC application cannot go forward until it is resolved: if the lease goes forward as it is the project will be rejected.

This meeting will therefore have to decide how to deal with the problem of the lease and if the project is to go ahead this year at all, this will have to be dealt with quickly.

HWW/JAB
15/4/86.

Tools & Equipment Ex. M.S.C.

COMMUNITY PROGRAMME

LOCHINDORB CASTLE: ACCESS AND INTERPRETATION

SPONSOR: Highland Regional Council, Dept of Libraries & Leisure Services

OBJECTIVES: To undertake essential consolidation work on the fabric of the castle of Lochindorb, and to create facilities, both on the castle island and the loch shore, to enable visitors to have access to the castle and interpretive information on its construction and history.

This project derives from an initiative by Lord Cawdor, owner of the castle, and is of a nature suitable for grant aid by the Countryside Commission for Scotland and supported by Highland Regional Council.

WORK PROGRAMME:

- A. Consolidation of parts of the castle walls, consisting principally of repointing and refacing of existing masonry, mostly at low levels. A minor element of branch-logging may also be involved.
- B. Construction of landing-places both on the island and on the loch shore to facilitate access by passengers arriving by boat.
- C. Construction of a parking area for visitors, and such pathway facilities as are necessary to link this with the shore landing-place.

>D. *Ancient landscaping. Hand & soft tree planting with protective fencing.*
STAFFING: One charge-hand and 8 part-time workers to be under the overall supervision of Lord Cawdor's stonemason (approved by Historic Buildings and Monuments).

DURATION: Due to the exposed nature of the site and its relatively high altitude, work would require to be confined to the summer months, ideally May-October. This proposal is therefore for a 6-month project only. It is considered that all the work detailed above could be completed within this time-scale.

MATERIALS & EQUIPMENT: Cement, hand tools, protective clothing, site hut and cooking facilities, toilet facilities, quarry scalplings for paths, construction materials for landing places (type most suitable not yet identified). Transportation (minibus and boat). Much of this might be supplied outwith the project. Also approved safety facilities.

MAINTENANCE: Provision for maintenance of access and facilities have been or will be made.

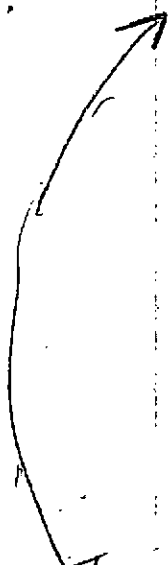
ESTIMATED COSTINGS:

Small tools (shovels, pointing trowels, cold chisels, hammers etc)	£ 200
Cement & related materials	£ 500
Shore landing-stage (estimate only)	£1,000
Island landing-stage (estimate only)	£1,000
Car parking area & pathways (estimate only)	£5,000
Site hut & necessary offices	£ 150,
Protective Clothing @ 140/head.	£ 360.
Transport (Minibus) e. £120/week	£ 2580.
Transport (Boat)	£ 600

~~13810 (-13890)~~
 £11,310
 25
 1980
 6000
 4,000 C.C.S
 3,330
 4,000

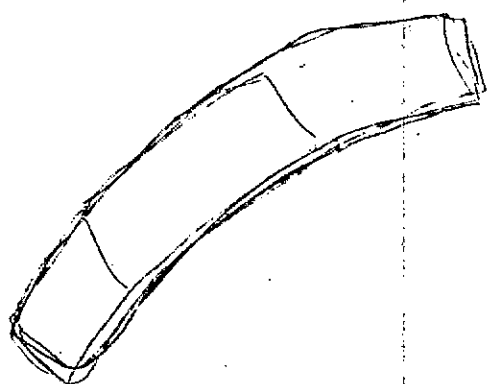
TOTAL
 less misc

440
 1
 2/3920
 200



tree planting, fencing etc

£ 2,500,



260
 312
 2760

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Des. Dept. 29.7.85: LOCUS FORB CRANE

Crane ban got lifted in 1971: 1977. HM defined guardian duty: further report prepared in 1983 -
could be done previously: left a taste: now revised again.

Mason available as timber: plant & scaffolding would be done by helicopter (P.M. £15 per
trip as 'stint'): travelling time 1 hr from Cradock to road (one way): restricted
working time May - Sept - over 1000 ft.

Cradock would cost £30000 over two years

Miss Macdonald: quality provided public access guaranteed: available about 1000 hrs required
(MSE) it could be done subject to some significant hurdles being overcome
£440 per ha / 1052 miles for materials: possible difficulties over availability of labour.

ISF: MC could act as sponsor/manager - agent: would need to know what is required/needed:
simple work ^{required} could be done by kind of labour employed: more complex more difficult.
The simpler the better, esp for approval by Building Regulations

Own
Comment

physical access: a) location: distance/walk time: CP etc on the ground: but not getting there
b) site: path/road v. ferry - control of access: creation of employment: creation
of presence: generation of income (ref to changes by
Miss Macdonald)
'objectives'? conservation -> continued viability
excavation - not active/but productive
visitor interest - interpretation - CCS?
visitor 'exploitation': nature tourism interest

each requires different response
Our interest - a) conservation - ref to archaeologist
b) heritage network - prospective development
c) visitor access - to location CP: sign-posting: trail (ferry!) CCS
Feasibility study?

Miss Macdonald: MSC ~~will~~ not in town but in Community benefit - some difficulty in differentiating between town & local & educational benefit.

HDB: Not an obvious Board project (Cowan): participation justified by Town - what - ferry/boatman: making/training: not much as offer by way of employment: only a minor role for Board?

Area of feasibility study - favoured by group - but not formally by consultant

suggest R Gowling - to investigate & give first stage response - for discussion by/with existing group.

liaise with N. Duncan / I Stewart / re architectural aspects in response / cost requirements & I Stewart (HDB) for Board's interest

Consult with local Council

Miss Macdonald: - incl possibility of rebuilding causeway

P. Mark - incl at early stage thought to include ~~costs~~ - & those responsible to meet - on financial shopping list

I Stewart - End product? ultimate management of product? Customer States - employment with loss? operating subsidy - by whom

Will certificate for ferry? over 12 passengers? if load taken: then: etc.

Time Scale: { latest date - report by end of October? if possible - response by RG.

[WEDNESDAY]