The Highland Council

Minutes of Meeting of the **Dingwall and Seaforth Area Committee** held in the Council Chamber/Committee Room 1, Council Offices, Dingwall on Thursday, 27 November 2025 at 10.30am.

Present:

Mr S Kennedy
Mrs A MacLean
Mr G MacKenzie

In attendance:

Ms L Bauermeister, Community Development Manager
Ms F Shand, Principal Housing Officer - Mid Ross
Ms M Maguire, Principal Planner
Miss J MacLennan, Joint Democratic Services Manager

Also in attendance:

Mr P Young, Scottish Fire and Rescue Service

An asterisk in the margin denotes a recommendation to the Council. All decisions with no marking in the margin are delegated to the Committee.

Mr G MacKenzie in the Chair

1. Apologies for Absence
Leisgeulan

An apology for absence was intimated on behalf of Mrs M Paterson.

2. Declarations of Interest
Foillseachaidhean Com-pàirt

There were no declarations of interest.

3. Scottish Fire and Rescue Service
Seirbheis Smàlaidh is Teasairginn

There had been circulated Report No DSA/22/25 together with the Dingwall and Seaforth Performance Report by the Local Senior Officer for the Scottish Fire and Rescue Service.

During discussion, the following points were raised:-

- Members welcomed the comprehensive nature of the report. In particular, the excellent availability for the first appliance, at 99.6%, was commended;
- it was confirmed that any incident of Road Traffic Collisions which the Service attended was recorded;
- a total of 47 Home Fire Safety Visits had been carried out. It was hoped that the introduction of a new Home Fire Safety Visit system would improve

how those most at risk would be identified. As a result, there was an initial decline whilst the new system and partnership referral pathways were embedded. However, the Service continued to offer a Home Fire Safety Visit after any fire;
- four Fire Audits had taken place at commercial premises;
- the Fire Service's community work involved all ages and this was commended. In fact, Dingwall Fire Station was a community hub;
- the first aid training at Dingwall Fire Station had been well received and it was hoped that this would be repeated;
- the definition of what constituted a "deliberate" fire was sought, and provided;
- there had been concern when the Fire Service had stopped responding to fire alarms at non-residential premises but this had actually worked smoothly and had significantly reduced unnecessary call outs;
- there had been another two collisions at the junction of the A835/B9163 and there were calls from the local community for action; and
- the Committee's appreciation and continued support was extended.

The Committee, having scrutinised, **NOTED** the Dingwall and Seaforth Performance Report.

4. Housing Repairs Performance Report
Aithisg Choileanaidh Càraidhean Taigheadais

There had been circulated Report No DSA/23/25 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- a significant proportion of tenants were in rent arrears but the support of Housing Services was acknowledged. However, clarification was sought, and provided, as to the measures adopted when tenants did not engage with the help offered. Eviction, Members were informed, was the last option; and
- anti-social behaviour had a significant detrimental impact on people's lives and information was sought as to how the weekly Safer Ross meetings with Police Scotland and Housing Associations were helping to address this. Anyone with concerns were invited to contact the Housing Service but it was acknowledged that many felt intimidated and were afraid of potential repercussions if they did so. It was however suggested that, on the occasions were Police were involved, this should be sufficient evidence for the Housing Service to act.

The Committee **NOTED** the information provided on housing performance in the period 1 April 2025 – 30 September 2025.

5. Short Term Let Control Area
Smachd air Màil Gheàrr-ùine

There is circulated Report No DSA/24/25 by the Assistant Chief Executive – Place.

Following a presentation, the Committee:-

i. **NOTED** the evidence presented demonstrating the degree of prevalence of Short Term Lets within Dingwall and Seaforth;
ii. **NOTED** that this evidence, at this time, did not demonstrate that the housing market within Dingwall and Seaforth specifically, was subject to any significant pressure caused by Short Term Lets, that would warrant regulation through a Short Term Let Control Area;
iii. **AGREED** that the Dingwall and Seaforth Area Committee did not at this time seek to progress with the process of considering the introduction of a Short Term Let Control Area covering all or part of the Dingwall and Seaforth Area; and
iv. **AGREED** to reconsider the evidence base regarding Short Term Lets prevalence in Dingwall and Seaforth within a further report brought to the Area Committee again at a future period, in 12 months' time.

6. Dingwall Common Good Fund
Maoin Math Coitcheann Inbhir Pheofharain

There had been circulated Report No DSA/25/25 by the Assistant Chief Executive – Place.

The Committee **NOTED** the position of Dingwall Common Good Fund as shown in the Quarter 2 Monitoring Statements.

7. Dingwall and Seaforth Ward Discretionary budget applications approved since last meeting
Iarrtasan buidseat fo Ùghdarras Uàrd Inbhir Pheofharain agus Shìophort air an aontachadh bho choinneamh mu dheireadh

The Committee **NOTED** that the following Dingwall and Seaforth Ward Discretionary Budget applications had been approved between 1 August and 14 November 2025.

i. Killearnan Public Hall - Upgrading Public Hall, EPC Survey - £126
ii. Dingwall Academy - Supporting Families in Crisis Project - £1,000
iii. Muir of Ord Men's Shed - Planning Fees - £1,000
iv. Dingwall Academy - Purchase of Volleyball Equipment - £500
v. Conon/Maryburgh Outdoor Bowling Club - SISIS Pedestrian Auto Slitter - £500
vi. Friends of Tarradale Parent Council - Upgrade Trim Trail Equipment - £800
vii. Inverness Young Archaeologists Club - Transport Costs, Dingwall Pupils - £200

8. Minutes
Geàrr-chunntas

The Committee **NOTED** the Minutes of Meeting of the Dingwall and Seaforth Area Committee held on 25 August 2025 which were approved by the Council on 18 September 2025.

Following on from the minutes, it was requested that at the next Area Committee, a briefing be provided on how Dingwall 800 was progressing, especially regarding some of the projects due to take place. Also, it would be of interest to know how the proposed Dingwall Hub was progressing.

The meeting ended at 11.50 am.