

# RAASAY DEVELOPMENT TRUST

## Monthly Board Meeting Minutes

### Minutes

Thursday 17<sup>th</sup> Dec 2020 at 7:30 pm  
Online - zoom

#### **Present:**

Donnie Oliphant (DO),  
Trevor Stratford (TS),  
Alasdair Macinnes (AM),

Artemis Pana (AP),  
Darryl Simpson (DS),  
Elizabeth Macleod - LDO (EM)

Iain Hector Ross (IHR),  
Barbara Martin (BM)

#### **Apologies –**

Calum Gillies (CG),

David Westgarth (DW)

#### **Adoption of Minutes –**

Adopting the minutes

- o 12<sup>th</sup> Nov approved by DO and AM

#### **Amendments to previous minutes –**

/

#### **Matters Arising –**

1. Rent for the period over which we have not been using the office has been agreed and we await the invoice from RCA
2. Funding for signage for Raasay is ongoing
3. AGM – we are not required to hold our AGM until January and IHR and AP are to make arrangements

#### **Finance –**

There has been an increase in wood orders due to the current offer. Wood fuel is our only source of unrestricted income and we need to look into other sources of income.

We are in discussions with RCR to agree what proportion of the funds we are holding in trust will be transferred over and what will be retained to cover costs such as the Hydro element of our account and the CARES loan.

Funding for EM now covers 3.5 days.

#### **Hydro Scheme –**

We are working with Catriona and James at CARES as well as Chris at Blenergy to respond to queries raised by OFGEM and all queries are being addressed. The final piece of information was submitted, and we await the final review outcome.

We are still awaiting the lease being signed off before F&LS pre-accreditation can be signed off. Missives will be signed imminently – tomorrow...

We will also need a lease with the Dept' and with a private landowner –

- Dept' – we should receive the minutes of consent from the Dept tomorrow and we need to arrange for these to be signed – it was agreed that the Dept' should be responsible for ensuring the MoC's are signed
- Private landowner – finalising the agreement on the works BlueEnergy are proposing to undertake

We have been working with Community Shares Scotland to create a BenCom to take forward the hydro

- We need to prepare – this is in final stages with a few areas awaiting information/confirmation of details
  - Business plan – drafted
  - Share offer Document – drafted
  - Marketing plan – drafted
- Marketing and promotion – appointed Hugh Campbell to take forward the following
  - Video – being edited just now
  - Website and Social Media presence – raasayrenewables.com domain secured initial website received and feedback provided to Hugh
  - Printed materials
- All of the above will go through the CSS standard mark assessment process

Crown Estate Scotland community capacity grant submitted – unsuccessful – exceptionally over subscribed

Raasay Community Renewables is awaiting the opening of their bank account, but this could be another 9 weeks. Agreed we could use RDT account, we will need to agree in writing the and document the process for transparency.

# RAASAY DEVELOPMENT TRUST

## Monthly Board Meeting Minutes

As RCR is now set up we need to start the process of assigning over the consents – this is just admin and doesn't affect the timeline or share offer

- SEPA forms to be signed to assign the CAR licence – Action AP and IHR
- SSEN grid connection – SSEN are preparing the paperwork to assign over the grid connection
- We will need to assign over the OFGEM registration, but we can't do this until after commissioning

RCR and RDT will need to enter into a deed of covenant covering the Funds donated towards the community benefit fund – Action AP

RCR and RDT will need an agreement covering the grid connection point at the pit

We're looking to launch the share offer on January 12<sup>th</sup> 2021

### **Forestry –**

The path around the loch is complete

- The path will need recovering in the spring and materials are available
- It was agreed that we should ask CG to take some drone footage of the path on a nice day – this could help as promotional footage for F&LS and RDT

Felling work complete

### **Pontoon and Ferry Terminal building –**

Crown Estate Lease negotiations are ongoing, they have provided updated Heads of Terms based on the new feasibility study, but these are still unsatisfactory – our consultant Calum is taking this forward as he has high up contacts within CES – no feedback yet.

We have submitted a stage 2 application to the Regeneration Capital Grant Fund, we should hear early next year.

We have submitted an expression of interest to the Highland Council Coastal Fund set up to disseminate Crown estate revenues. This is a speculative process so the fund managers can identify the priorities the fund should address and

We have paid out all invoices and a claim to HIE has been processed with funds received. A claim to LEADER has been processed and we should receive 90% of the claim before Christmas with the remainder early in the new year.

For match funding we plan to apply to

- Scottish Landfill trust to cover costs of updating the Ferry Terminal Building – need to own building first, more info below
- Scottish Land Fund, to purchase the Ferry Terminal Building – more info below
- HIE – we have an agreement in principle to cover 10% of costs but need to apply

We have been reviewing the asset transfer request started last year and Trevor has been looking at the plans to draw up options of using the Ferry Terminal Building to provide onshore facilities for the pontoon – this includes adding showers and a laundrette.

A CATS application is ready to submit once we have a valuation and we received funding from the Ward Discretionary fund to cover the cost. Valuation due imminently.

### **Boathouse –**

No update

### **Visitor App –**

No update

### **Housing –**

We have received the fantastic news that we have been awarded £537,739.00 from the Rural Housing Fund. The projected timeline is that we will submit planning in the new year and look to commence construction in the 3<sup>rd</sup> quarter of 2021.

We have submitted the QHT application and they wish us to reapply once we have planning

Additional funding sources, including loan funding, are being investigated.

- Ecology Building Society – received email with a list of information they require, will work with Susan and Morven at CHT to answer these

# RAASAY DEVELOPMENT TRUST

## Monthly Board Meeting Minutes

We are progressing with the Deed of Servitude between ourselves and the Dept' of Agriculture for the wastewater treatment plant on Dept' land. We have agreed terms and the NRSSC have agreed to assist with covering the cost of the agreement HIE are also assisting with the costs. Twin Deer law are progressing on our behalf – needs SEPA approval before finalising

We are progressing with the sale of land to LSHA with Twin Deer progressing on our behalf.

We have received the invoice from TDL covering the sale of land to LSHA – we are c£1100 short of covering this with our remaining SLF award. The SLF are releasing the remainder of our grant and if there is an underspend in the fund when it winds up in the new year they will allocate some of this to cover our shortfall

Although the self-build plots cannot be marketed until we have planning or sold until the construction completes it was agreed that we need to take notes of interest and to look into the potential of the any potential buyers working with our contractor to undertake groundworks while they are on site – action EM to discuss with the Communities Housing Trust

### Website –

Hannah Moore and CG working on this and hopefully the new site will go live in the new year.

### Pit–

We have received c200t of Raasay larch to store at the pit

Our application to the Community Climate Action Fund for trailer was successful. We have purchased the trailer and it will be delivered before April – C-19 and Brexit delays – they ordered the trailer from the manufacturer in September... the importance of the service was noted and we than all the volunteers for their work over this year.

### Pathways –

No update

### Covid-19

#### Strengthening Communities Grant update

- Our award has been extended enabling RCA to claim their remaining funds. Any remaining underspend to be claimed against LDO Dec and Jan wages – EM to reduce hours to 3.5 days per week in January

### A.O.C.B –

1. Phone boxes – we now own the two phone boxes in the village and BT will be over in the new year to remove the phones. A working group will need to be set up to paint and maintain them. There are a great number of examples of other communities utilising old phone boxes creatively.
2. EM is now a director of the Scottish Islands Federation

**DONM: 19<sup>th</sup> January 2021**

**Meeting ended**

Signed:

Date:

Signed:

Date: