

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 1st April at 7:30 pm
Online - zoom

Present:

Donnie Oliphant (DO),
Darryl Simpson (DS),
Elizabeth Macleod - LDO (EM)

Artemis Pana (AP),
Alasdair Macinnes (AM),

Trevor Stratford (TS),
Iain Hector Ross (IHR),

Apologies –

Calum Gillies (CG),

David Westgarth (DW)

Adoption of Minutes –

Adopting the minutes

- 19th January 2020 approved by IHR and AM
- 1st March 2020 approved by IHR and AM

Amendments to previous minutes –

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Matters Arising –

IHR to send a letter of thanks to Barbara to thank her for her time and contributions to RDT during her time on the board.

Finance –

No report

HIE Grant award

We are delighted and grateful to HIE for the continued support.

Our latest HIE grant is double our previous support and provides a greater deal of flexibility

It was agreed that LDO support would be 4 days per week and that we would use the remaining funds to employ a financial controller and to increase admin support. It was agreed that this was important as RDT will be audited this year due to the high income/expenditure as we see three large construction projects progress.

This is likely to be two new part time posts with wood fuel still supporting the admin post – EM to produce job descriptions

Consultancy contract

HIE have appointed SKS Scotland to provide Multiple Infrastructure Projects Delivery Support and the brief was circulated with the agenda.

The work should be completed by the end of May and the SKS outputs will be:

- A series of online discussions with RDT Board and Development Officer (at least three)
- A written working document to articulate the points raised and actions agreed from each discussion
- A Guidance document including an Action Plan and checklist to cover each of the three infrastructure projects.

It was agreed that the SKS work needed to focus on our capacity to deliver, resourcing, financial control and partnership links.

Hydro Scheme –

All funding in place and the process of transferring funds to RCR account is underway

Procurement – RCR have commenced procurement, they had to get underway quickly to mitigate upcoming price increases

- Archaeology – HES have signed off on the plans
- A hold has been put on the transfer of the SEPA licences and Grid Connection until post commissioning with OFGEM in Sept 2022
- Forestry lease, complete just needs signed by RCR and F&LS
- Glen Lodge wayleave, Complete just needs signed by RCR and Glen Lodge
- Department/crofters lease, under negotiation with a deadline of Monday 5th April – see notes from meeting circulated with agenda.
An invite to the meeting was shared with the RDT chair and it was noted that the invite should have been shared with all board members so they were aware of the proceedings
- All leases will be signed once the department lease is finalised

Employment – RCR are interviewing for the admin position on 02/04/21

It was noted that an issue was raised at the meeting with the crofters and will be followed up as necessary following the protocol in our complaints procedure.

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Forestry –

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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 – no feedback yet.

We were successful in our applications to

- RCGF - £442,858, still awaiting formal letter but we were told this would be in April
- HCCF - £74,003, still awaiting formal letter but it has only been a few days and they have a query re match funding. EM meeting with HCCF team on 6th April to go over query
- TOTAL project costs – £663,564
- Funding gap - **£146,703 (£72,700 with HIE commitment)**

For the remaining match funding we plan to apply to

- Scottish Landfill trust to cover costs of updating the Ferry Terminal Building – we need to own the building first
- Scottish Land Fund, to purchase the Ferry Terminal Building – **stage 1 submitted**
- HIE – we have an agreement in principle to cover c10% of costs but need to apply

We had the ferry terminal building valued and have submitted a community asset transfer request to Highland Council, this will be determined in August. We have a meeting to discuss further on 21st April.

At the meeting on 21st April the concern regarding the project timeline will be raised as RCGF representation will be at the meeting.

Boathouse –

No update

Visitor App –

No update

Housing –

Scottish Land Fund have paid out on the additional legal fees

We have submitted the QHT application and they will assess it once we have planning approved

Planning has been submitted and reference details have been circulated – update from Fiona on 01/04/21 Planning are going to stipulate that the roads are tarred, this was not expected and could result in a c£40k increase in costs, this is on top of a c20K increase due to building regs and changes in fire suppression requirements. This is not all bad news, Fiona has been busy discussing this with the Scottish Government and is confident they will assist with these additional costs. It should be noted it will also make the plots more marketable. The costs should be shared with Cottages Park plot holders and the NRSSC and we have to provide the Deed of Conditions to Fiona so we can start discussions with those impacted.

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 agreed to sell 3 of the 5 self build plots to the Communities Housing Trust – it was agreed that we had no objection to the CHT request that the three sites closest to the road be the subject of the sale.

Loan funding options are being investigated and it is crucial we reach an agreement to allow progress – loan terms were circulated. It was agreed to proceed with a loan with Ecology with IHR, AP and TS as Signatories and EM as an Authorised User.

It was noted that HIE have previously verbally offered loan terms similar to those put forward by the lenders we approached.

NRSSC asked for agreement to allow access to one of the plots now landlocked by our land, it was agreed that we would allow access as outlined in the plan submitted. EM to reply to NRSSC and also highlight that planning is looking for the roads to be tarred.

Website –

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Pit-

We have purchased the trailer and it will be delivered in April – C-19 and Brexit delays – they ordered the trailer from the manufacturer in September... chased up 01/04/21

A proposal by Raasay Crofters Association was discussed. The crofters association is requesting that we consider a proposal to site a processing unit within the pit. It was agreed that we are supportive of the project but there may be logistical issues as we will need the area for storage as we undertake 3 major construction projects. A meeting is to be arranged to discuss the proposal further and to look into options – EM to arrange. DS and TS to lead discussions.

We would like to thank Jamie Gillies for his time at the pit and we wish him well in his new adventures.

Due to volunteer changes at the pit the need for chainsaw training for new volunteers is required. 4 new recruits will need to be trained ASAP. EM to look into courses and funding options.

Pathways –

DO is to contact F&LS regarding the benches and path.

Covid-19

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A.O.C.B –

- EM holiday 3-7th May

DONM: 30th May 2021 @ 7:30 via zoom

Meeting ended

Signed:

Date:

Signed:

Date: