

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 29th April at 7:30 pm
Online - zoom

Present:

Donnie Oliphant (DO),
Darryl Simpson (DS),

Artemis Pana (AP),
Iain Hector Ross (IHR),

Trevor Stratford (TS),
Elizabeth Macleod - LDO (EM)

Apologies –

Calum Gillies (CG),

David Westgarth (DW),

Alasdair Macinnes (AM),

Adoption of Minutes –

Adopting the minutes

- 1st April 2021 approved by IHR and AP

Amendments to previous minutes –

1st April 2021 – Dates are wrong in the adoption of minutes section – EM to update

Matters Arising –

IHR still to send letter to Barbara Martin.

EM to produce job descriptions – still to action but now waiting on outcome of Consultancy contract.

Finance –

No finance report provided

It was agreed to ask SKS Scotland to look at the treasurers role as part of the consultancy project

Consultancy contract

We have held initial meetings with SKS and the full RDT and RCR boards and subgroup for the hydro, housing and pontoon. This has been very useful for the boards, subgroups and SKS with a number of actions identified.

SKS are focusing on our capacity to deliver, resourcing, financial control and partnership links as requested.

Feedback on housing and pontoon to be circulated to all with the minutes

Hydro Scheme –

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

We have repaid the CARES loan in full.

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

Leases and consents

- 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, agreement secured and progressing through the legal hoops
- All leases will be signed once the department lease is finalised
- NRSSC have agreed to the new cable route

Employment – RCR interviewed two candidates for the short-term admin position and awarded the contract - all work now complete.

The WTE has moved nest and no longer is impacting on our programme of work

VAT – we have applied, awaiting VAT registration number

Outstanding actions –

Insurance – we are awaiting quotes for insurance and RCR will need to decide on the level of cover required taking F&LS requirements into account.

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Forestry –

The WTE has now moved to the North of the Island and is impacting on forestry and roadworks – CC liaising with Forestry and Land Scotland and Highland Council.

Pontoon and Ferry Terminal building –

See attached feedback form SKS

Crown Estate Lease negotiations are ongoing, they have provided details of the process for requesting lease terms at less than market value and we are progressing with stage 1 of the process – EM to circulate response and IHR to sign and submit

We were successful in our applications to the SLF stage 1 and have 3 months to apply to SLF stage 2

After the meeting with Highland Council meeting on 21st April it seems unlikely that RDT will be able to reach a point where we can submit Stage 2 SLF application by this deadline. Board agreed that we 'slow track' this aspect of the project and request a later SLF deadline – EM will request this by email to John Macdonald HIE/SLF and update Alan Webster HC/RCGF.

EM has contacted Alan Webster at the Council to discuss how best to communicate this change to RCGF and to provide updated phased costs and grant income for the project.

EM to speak with Jennifer at HIE on her return from A/L re potential HIE match for the pontoon project only, to ensure the full funding package is in place.

A Project management brief for the pontoon element of the project has been circulated with the Pontoon subgroup and Alan Webster in the hope of uploading it to PCS – we have also registered as a buyer on PCS

Boathouse –

No update

Visitor App –

No update

Housing –

See attached feedback from SKS

We have submitted our loan application to Ecology building society and we await the response – Torrance Partnership undertaking valuation as part of the application process and we will be invoiced for this (c£1000)

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 – 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. Fiona has been busy discussing this with the Scottish Government and is confident they will assist with these additional costs through the infrastructure fund – CHT taking this forward on RDT's behalf. 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 a meeting has been arranged to discuss this.

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 and Twin Deer law are progressing on our behalf – a meeting between all parties has been agreed to try and speed things up and to check with TDL that they have the capacity to deliver.

We have approached LSHA to discuss the ongoing management of the properties – this is also a service we could cover in house or via the CHT and we will need to consider what is best for us and our tenants.

It was agreed that we would like showers only in the 2 bedroom properties but we would like a bath with an over bath shower in the 3 bed property.

Website –

The RDT information on the Raasay.com website needs updating – EM to send email with details of what is needed to IHR to undertake

Lindsay MacLean has offered to volunteer as a content writer for the website and it was agreed that she could work with Hanna Moore and CG on this.

There is a meeting of the website subgroup on 10th May and EM will circulate link.

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Pit-

Trailer delivered and end of grant paperwork submitted – DO to take photos and email to EM to include in a further email to our funder.

Application to awards for all submitted for chainsaw training and we await outcome – DO and EM met with the funding officer and it was agreed that the meeting was positive.

Awaiting details of where the new transformer is going before we can take the Crofters proposal forward – we will arrange a meeting with the crofters as soon as we have these details

Pathways –

DO has been in touch with Forestry and Land Scotland and the barriers on the new path can be removed and full access is now allowed – DO will update the community through the Raasay Residents group.

Covid-19

RCA payment made and updated cash book sent to treasurer

A.O.C.B –

- We agreed to continue with zoom meetings and to review in July

DONM: 27th May 2021 @ 7:30 via zoom

Meeting ended

Signed:

Date:

Signed:

Date: