

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 3rd June at 7:30 pm
Online - zoom

Present:

Donnie Oliphant (DO),
Trevor Stratford (TS),

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

Darryl Simpson (DS),
Elizabeth Macleod - LDO (EM)

Apologies –

Iain Hector Ross (IHR),

David Westgarth (DW),

Calum Gillies (CG),

Adoption of Minutes –

Adopting the minutes

- 29th April 2021 approved by AM and DO

Amendments to previous minutes –

Matters Arising –

ACTION – IHR to email Barbara Martin to thank her for her work with RDT

Finance –

Agreed to purchase desk, chair and printer for EM

Consultancy contract

Agreed that the process had been worthwhile, and we are working through the action points from the report.

ACTION – IHR to email HIE confirming that we are happy with the support provided and to email SKS Scotland to thank them for their time and support.

Hydro Scheme –

Procurement – RCR have commenced procurement, they had to get underway quickly to mitigate upcoming price increases. Pipeline has arrived!!

Leases and consents – legal fees are covered by a CARES enablement grant awarded to RDT. Invoices have been received in the name of RCR and have been paid by RCR so VAT can be reclaimed therefore maximising the grant award. Funds will go into RDT's account and will be transferred over to RCR. CARES are aware and are ok with the process in place.

- 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, complete and in the process of being signed
- All leases will be signed once the department lease is finalised
- NRSSC have agreed to the new cable route – discussions progressing

VAT – RCR now have VAT registration number and working towards first claim

RCR now have insurance

Forestry –

No update

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Pontoon and Ferry Terminal building –

Crown Estate Lease negotiations are ongoing, we have submitted a stage 1 request for lease terms at less than market value and we are awaiting a response.

We were successful in our applications to the SLF stage 1 and after discussion have agreed to delay the submission of the stage 2 as part of the phasing of the pontoon project discussed at the last meeting – SLF agreed to our request to submit stage 2 at a later date

EM has contacted Alan Webster at the Council and provided updated phased costs and grant income for the project.

EM has spoken with Jennifer at HIE re potential HIE match for the pontoon project and an eligibility letter and application form was received. Application now submitted and we await response.

A Project management brief for the pontoon element of the project has been uploaded to PCS with 3 responses received and circulated prior to the meeting – board agreed to award the contract to Wallace Stone. **ACTION** – IHR to email Wallace Stone to award contract as set out in the document circulated prior to the meeting.

AM, TS and EM attended a meeting with Highland Council CATS team and harbour master today to update on progress on CATS application to take on ownership of the Ferry Terminal Building. They are looking to put it out for consultation imminently with the hope of getting a decision to us after the August Skye/Raasay committee meeting. There were a few things brought up with one that we were asked to bring to SLF's attention for advice on any impact this would have on an SLF award. There are likely to be burdens attached to any agreement to lease or purchase – we are requesting purchase. These burdens could potentially be

- Legacy burdens from the Scottish Government funding covering the original construction costs
- Burdens to ensure that the facility continues to provide facilities to ferry users

EM remembered this was brought up during our initial discussion and has asked for confirmation that what was said in a previous email is still relevant and if the possibility of the legacy burdens from the SG funding may pose an issue.

“If RDT is to purchase the ferry terminal building at market value and without a discount, the SLF would expect that the Council would not impose any restrictive burdens on the title although a clause to continue provision of public toilets, office space and a waiting area may be acceptable – particularly as these uses are already embedded in the Trust’s proposal. The actual terms on which the Council would sell the building to RDT would have to be finalised and known prior to the SLF meeting”

Boathouse –

No update

Housing –

We have been offered a loan from Ecology building society and documents have been circulated. **ACTION** – EM to sign and pass onto TS to sign, TS will pass on to AP and AP will pass on to IHR who will return the form to EM to submit to Ecology.

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

We are still awaiting the planning decision

Building warrant is in preparation – EM to find out if now submitted

A meeting was held with LSHA, CHT and RDT along with legal representatives (Twin Deer Law for RDT) to discuss progress on the legal aspects of the project. This includes the sale of plots, preparing the deed of conditions, Deed of Servitude between ourselves and the Dept’ of Agriculture etc

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 – ongoing, we had a meeting with land owners and CHT looking into costs.

WHFP have an article on the housing project in this weeks edition.

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Website –

Update ongoing with regular sub-group meetings – subgroup are emailing local businesses and organisations for content **ACTION** – EM to resend email to AP.

Visit Scotland application prepared for new signs and “Year of Stories” events. There was a discussion on who would take forward and organise the events **ACTION** EM to discuss with RCA, Raasay House and Distillery with the possibility of setting up a subgroup.

Pit–

Application to awards for all submitted for chainsaw training was successful and 3 volunteers have now been trained.

The Scottish Land Fund approached us for a post grant evaluation covering the purchase of the Pit. This was submitted along with photographs highlighting the fantastic work the pit volunteers do. The report discussed the benefit the wood fuel enterprise has had on the islands fuel poverty, residents feelings of isolation and our organisations resilience. It highlighted the additional work the volunteers undertook during the covid pandemic and the recent funding successes for new equipment and training.

SSE are looking at siting the new transformer behind the existing one on the slightly higher ground. Trevor has been sent a plan and has developed this to include the crofters proposal. There was concern raised that we would have to move a considerable amount of wood, and would lose valuable working storage area. It was proposed to meet with the crofters at 11:30 on the 3rd July for a site meeting to go over the proposal and to discuss the more detailed proposal that we would need. The information we would require is their articles of association, a business plan and consultation/communication plan. **ACTION** – EM to email Chrissy to suggest meeting

Pathways –

We would like to thank all the volunteers who have helped with the work on the path over the last few weekends. Additional gravel has been ordered to complete the surfacing.

AOCB –

- **Insurance** – we have received a policy renewal and we are working with Zurich to confirm that it covers everything we need and also to make sure we are advised on what changes to the policy will be needed as we proceed with our projects. **ACTION** – EM to respond to the request for values of items
- **Returning to the office/in person meetings** –it was agreed to wait another month
- **Time off** – It was agreed EM could have the 5th – 16th July as annual leave

DONM: 22nd July 2021 at 7:30pm via zoom

Meeting ended