

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 7th October at 7:30 pm
Online - zoom

Present:

Donnie Oliphant (DO),
David Westgarth (DW),

Darryl Simpson (DS),
Trevor Stratford (TS),

Artemis Pana (AP),
Elizabeth Macleod - LDO (EM)

Apologies –

Alasdair Macinnes (AM),

Iain Hector Ross (IHR),

Adoption of Minutes –

Adopting the minutes

- 26th Aug 2021 approved by DO and DS

Amendments to previous minutes –

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Matters Arising –

It was noted that Calum Gillies (CG) has resigned as a director, and we thank him for his contribution to RDT.

Pontoon cost update

EM presented an update on the pontoon costs and the options that Wallace Stone has proposed. It was agreed that the report was to be circulated to funders and a meeting requested.

Ferry terminal building HoT's

The Heads of Terms for the ferry terminal building lease were received and discussed point by point by the board. A number of concerns were raised and it was agreed that an application for review should be submitted by the 21st October.

Finance –

No update

Finance Manager Contract and VAT advice –

Annie from SKS has been awarded the Finance Manager contract and an initial meeting was held last week. Annie and Pamela have been reviewing all our finance files and cash flow projections and we met earlier today. EM has provided the additional information requested and Pamela will be back in touch.

Separate to the finance manager contract we have been awarded funding to secure VAT advice. A meeting was held on Monday 3rd October to obtain VAT advice covering our future operations. EM has provided the information requested and we await the report.

Hydro Scheme –

Pipe welding now complete.

Intakes and screens arrived on Raasay

We still have c£228,000 to transfer over to RCR

As we are holding the funds as an "agent" we may not need to be audited

Leases and consents – no further update

RCR arranged an event to celebrate construction starting on the 31st August – Ian Blackford, Jim Smith (CEO of SSE Renewables), Catriona Knott (CARES) all attended. Members of the community also attended, and it was an enjoyable day.

Stage 1 Application to the Crown Estate Community Capacity Building fund has been submitted – this is to engage with an external agency to help us set up the community benefit fund ensuring that the community has a say in the fund's aims/objectives and how the fund will be administered. We should hear the decision on 15th October if we can progress to the next round of the application process.

Forestry –

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

We have purchased the remaining wood stored in the pit and F&LS have paid the invoice for the remaining months of the storage agreement.

Pontoon and Ferry Terminal building –

In addition to the key points discussed at the start of the meeting

Crown Estate Lease negotiations are ongoing, we have submitted a stage 1 request for lease terms at less than market value. EM met with Bidwells who are acting on behalf of Crown Estate and discussed the project and the benefits it could bring to Raasay and how it links in with our other projects and the activities of the other organisations on Raasay. We are the first community to apply for a less than market value rent so we are the test case. We await further response on the less than market value application.

RCGF award letter is with Twin Deer Law and the Councils lawyer – awaiting lease as this will be used as security. Ongoing HCCF first claim has been completed and funds are being transferred to RDT account – invoice was for Wallace Stones work to date. We held a users meeting with Wallace Stone and community members and information from the meeting has been circulated.

Wallace Stone have been in contact with SSE and an electricity connection for the pontoon should not be a problem and an application will be submitted.

Scottish Water have no record of a connection at the pier... Highland Council have been asked for further details of the water supply to the toilet block.

Housing –

A report from the CHT was circulated

A Site visit was held on 31st August with the Communities Housing Trust. This was a great opportunity to show Fiona around the site and to discuss the project.

NRSSC are taking forward work on the junction.

We have submitted the QHT application, and they will assess it once we have planning approved – still ongoing

We are still awaiting the planning decision – flooding, trees and roads all issues that are being resolved by JMQ and Catoe/Brown. EM has been asked to look into the funding to cover the costs of landscaping/tree planting and it has been suggested we look into adding sheds – ongoing, EM met with Jamie of Catoe/Brown and is working on costings. Percolation tests are required and are being undertaken on Monday.

Building warrant has been submitted.

Progress on the legal aspects of the project has been slower than anticipated – now held up due to perc tests. This includes the sale of plots, preparing the deed of conditions, Deed of Servitude between ourselves and the Dept' of Agriculture etc. on hold until percolation tests completed.

EM is meeting with the new CEO of LSHA to discuss housing on Raasay and what is needed.

Website –

Update ongoing but no sub-group meeting since our last meeting

Pit–

SSE are looking at siting the new transformer behind the existing one on the slightly higher ground – Chris from Bluenergy is going to contact DO or TS one Saturday morning at the Pit to discuss more. Work likely to be undertaken in December and will result in power being off to the majority of Raasay, notice will be given.

Funding for new equipment – ongoing, application to Princes countryside trust submitted

Generator – it was agreed to sell the generator for £500 ono and EM is to advertise it on Skye Free Adds

Pathways –

No update

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

AOCB –

- CORRA – corra are looking to the future. They will have repaid the finance taken out when the shop was bought in 2 years and are starting to think about buying land to build a new more accessible shop. They called EM to discuss what steps they need to take and it was suggested that they contract someone to undertake a options appraisal/feasibility study which would build up to a business plan, this would help them identify suitable land and funding sources. It was agreed that we should approach CORRA to arrange a meeting to discuss how we could work together with them – possibly set up a working group to look at options.
- EM has been asked to join in a Raasay freight group – This group is being set up by the community council and, hopefully, will also have representation from the shop, distillery, Raasay House. Calmac have provided the Terms of Reference for an Island Community Impact Assessment into the proposed changes to the freight carriage. This is now being reviewed by Anne MacGregor, a member of the Scottish Islands Federation with transport logistics experience. Anne has supported the Small Isles in their response to CalMac.
- EM out of office 11th Oct, will work 13th to make up time
- Returning to face to face meetings was discussed with the majority in favour of returning to meeting at the community hall if possible. It was also suggested that a daytime meeting may be preferable to allow EM to return home. It was highlighted that a daytime meeting may impact on the availability of IHR, AP and AM to attend. EM to check with RCA on hall availability and remaining covid restrictions.

DONM: to be confirmed