

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 16th December at 7:30 pm
Online via zoom

Present:

Donnie Oliphant (DO),
Iain Hector Ross (IHR),

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

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

Apologies –

David Westgarth (DW),

Darryl Simpson (DS),

Adoption of Minutes –

Adopting the minutes

- 8th Nov 2021 approved by IHR and DO

Amendments to previous minutes –

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Matters Arising –

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Finance –

Due to our accounts being late we received a £150.00 fine from companies house which has been paid.

We have transferred the last of the funds we were holding for RCR. RDT recouped £6700 from RCR to cover a percentage of our core expenditure (accounts and admin) incurred from 2019-2021.

Invoice for 2020 accounts paid 17/12/21

With the continuing support of Pamela from SKS and HIE RDT and RCR are tendering for new accountants. Five firms have been approached and responses are due by 21/01/22. We will then need to go through an assessment process before making a decision on who to appoint.

Pamela is also assisting with setting up financial management systems for both RDT and RCR which should make the financial management and reporting more efficient and therefore reducing the demands on the treasurer. This is likely to result in a remodelling of the treasurers role to more of an overseer and link person with RCR. This will hopefully make the role more interesting for new or existing directors to take on.

There will be an underspend on the HIE LDO grant allocation this year. Some of this is allocated to extra hours for EM to work with CORRA and the Community Council. We will need to consider activities that we can undertake to utilise the remaining underspend, these should be related to compacity building and updating our development plan.

Hydro Scheme –

All funds now transferred to RCR

Work continuing to schedule and budget.

Forestry –

F&LS have approached us to see if we have the capacity to store more wood at the pit – 18 months time. A meeting has been arranged at the community hall on Wednesday 12th January 12:30 – 1:30 – DO and EM to attend.

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Pontoon and Ferry Terminal building –

In line with funding timescales Wallace Stone have uploaded the tender documents for the fabrication and installation of the pontoon to Public Contracts Scotland with responses due by the end of January. The Board noted that putting the project out to tender does not bind us to appointing contractors if the financial package remains incomplete. Link to documents circulated

Alan Webster (RCGF) has approached Scottish Government for an uplift in our grant and we await the decision – this will cover shortfall if awarded. The shortfall could also be covered by going VAT registered – VAT advice report circulated previously. It was agreed to hold off on VAT decision until RCGF uplift decision. The Board noted that a decision on VAT registration will take into account the longer term viability of the pontoon project and proposed management arrangements.

We're still awaiting on advice from HIE on the Heads of terms for Ferry terminal building. EM to chase up and respond to Highland Council with a holding email.

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. Still ongoing

RCGF award letter is with Twin Deer Law and the Councils lawyer – awaiting lease as this will be used as security. Ongoing

HCCF third claim has been completed and we await funds are being transferred to RDT account – invoices were for Wallace Stones work to date.

Housing –

A report from the CHT was circulated. The next meeting is 10am on 11th Jan and EM and DO are to attend – EM to arrange link. It was agreed that directors need to be involved in the upcoming meetings.

An update meeting via zoom with NRSSC and CHT has been arranged for 6th January at 3pm. EM and TS are to attend. 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. Ongoing.

Percolation tests and arboriculture report complete – email sent earlier with objection from HC forestry team. – it was suggested a meeting with councillors and MSP's be arranged to try and push for a decision. The board noted their frustration at the objection so late in the process. Suggesting we remove a plot from the development due to "*future nuisance including restricted light, leaf fall, damage from branches hitting the gable end*" is unwarranted and excessive.

Progress on the legal aspects of the project has been slower than anticipated. This includes the sale of plots, preparing the deed of conditions, Deed of Servitude between ourselves and the Dept' of Agriculture etc. ongoing EM to chase up progress and arrange a meeting with Twin Deer Law to include AP.

EM met with the new CEO of LSHA to discuss housing on Raasay and what is needed as well as discussing if the houses can be powered by the hydro. This was a very productive meeting. A decision to not progress with powering the houses from the hydro was made as it was too late into the project.

Website –

ongoing but no sub-group meeting since our last meeting

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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 has been put back until March and will still result in power being off to the majority of Raasay, notice will be given.

Funding for new equipment – application to Princes countryside trust was successful and EM will arrange the purchase once funds are in our account. EM to meet with DO to discuss – date to be set.

Generator – sold for £500

Pathways –

No update

Shop –

An application has been submitted to HIE to try and secure funding for preliminary, development stage work through the Supporting Communities Framework.

Freight –

The freight group submitted a response to the Island Community Impact Assessment terms of reference, and we await a response from CalMac – response due 17/12/21. EM to circulate.

AOCB –

- **EM Christmas break** – 23rd Dec to 5th Jan
- **AGM and Governance –**
AGM set for 3rd March
Prior to AGM a meeting will be held to discuss governance – 13th Jan at 7.30 pm
A google drive of our current policies and articles of association will be compiled and a link sent
Any changes will need to be voted on by our membership and the ballot should happen prior to our AGM

DONM:

13th January 2022 at 7:30 – online via zoom – focused meeting

27th January 2022 at 7:30 – online via zoom – general board meeting

Meeting ended