

# RAASAY DEVELOPMENT TRUST

## Monthly Board Meeting Minutes

### Minutes

Thursday 8<sup>th</sup> November at 1:00 pm  
Raasay Hall

#### Present:

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

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

Trevor Stratford (TS),

#### Apologies –

David Westgarth (DW),

Darryl Simpson (DS),

Alasdair Macinnes (AM),

#### Adoption of Minutes –

Adopting the minutes

- 7<sup>th</sup> Oct 2021 approved by DO and TS

#### Amendments to previous minutes –

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#### Matters Arising –

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#### Finance –

Our accounts were submitted late, and we have received a fine from companies house – Donald Rankin will be covering 50% of the fine

LDO claim submitted, and we await the funds being received into our accounts. The next LDO claim will be prepared after November Payroll is completed.

We have to complete the transfer of the funds we are holding for RCR by the end of our financial year (Dec 31<sup>st</sup>)

#### Finance Manager Contract and VAT advice –

We have continued to work with Pamela and Annie on developing our financial management systems. The work is nearly complete with the hope of setting up our financial management in quickbooks.

Pamela and Annie are also assisting with preparing

- A tender brief for contracting a new accountant for RDT and RCR
- A job description for an administrator/bookkeeper
- Our deed of covenant with RCR

We have also been working with Alistair Duncan of AAB chartered accountants. Alistair is providing us with specialist VAT advice and his report was circulated prior to the meeting. Our consideration of becoming VAT registered is discussed under pontoon and ferry terminal building. DO asked if VAT receipts would be required for all wood fuel sales, it was agreed we would do them on request.

#### Hydro Scheme –

Work is progressing well

We still have c£229,000 to transfer over to RCR – needs to be done this month. As we are holding the funds as an “agent” we may not need to be audited

Stage 1 Application to the Crown Estate Community Capacity Building fund was unsuccessful

Chris was suggesting we get the kids to make signs for the hydro after seeing them making name signs as part of the recent documentary – suggest we contact Hannah at the parent council. Chris will provide wording and size requirements. It would be good to use Raasay Larch.

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### Forestry –

F&LS have approached us to see if we have the capacity to store more wood at the pit. This is likely to be in 18 months time and a meeting is being arranged to discuss further. It was put forward that we have space to accommodate the felled wood.

### Pontoon and Ferry Terminal building –

#### Pontoon costs

We have held meetings with HCCF and HIE, we are still awaiting a meeting with Alan Webster (RCGF). Funders were understanding and HIE are willing to increase our grant to match HCCF. HCCF cannot increase grant.

This still leaves us with a short fall. The shortfall could be covered by going VAT registered – VAT advice report circulated. The report suggests we should become VAT registered but this has implications. It was agreed that a focused meeting was required to discuss implications before a decision was made. It was also agreed to approach businesses that might have an interest in leasing the pontoon from RDT – EM to prepare a document to accompany our approach.

#### Heads of terms for Ferry terminal building

We're still awaiting a response from Ewen on the questions raised

#### AOCB for pontoon

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 second claim has been completed and we await funds are being transferred to RDT account – invoice was for Wallace Stones work to date.

We received an email from Simon Letzer regarding his mooring, EM has responded cc'ing in IHR and Wallace Stone. It was agreed that we discuss how we can accommodate Simon with Wallace Stone.

### Housing –

A report from the CHT was circulated

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 have been undertaken and water treatment is now back within site rather than across the road – concern was raised regarding the smell

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.

EM is meeting 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 – concern re timeline, cost and if it will bring us in the best return and therefore income for the community benefit fund.

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### 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

Can the pit provide mulch for the housing landscaping – not possible

### Pathways –

No update

### 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. EM is assisting them to access a consultant to undertake an options appraisal via the HIE Supporting Communities Framework
- **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.
- It was agreed that the EM will be allocated an additional 3.5hrs a week to assist CORRA and the Community Council with the above actions
- **EM holiday request** – 24<sup>th</sup> November to 9<sup>th</sup> Dec – approved
- **Updating our 5yr development plan** – it was agreed that once construction starts on the houses and pontoon we would start the process of considering “what next” and updating our 5yr development plan.
- **Return to face to face meetings** – although it was great to meet in person the practicalities of distancing in a large echoing hall with no heating meant that it was difficult to hear and uncomfortably cold. it was agreed to continue with zoom meetings until the spring

**DONM: 16<sup>th</sup> December 2021 at 7:30** – online via zoom

**Meeting ended**