

# RAASAY DEVELOPMENT TRUST

## Monthly Board Meeting Minutes

### Minutes

Thursday 27<sup>th</sup> January at 7:30 pm  
Online via zoom

#### Present:

Donnie Oliphant (DO),  
Alasdair MacInnes (AM),  
Elizabeth Macleod - LDO (EM)

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

Iain Hector Ross (IHR),

#### Apologies –

Artemis Pana (AP),

#### Adoption of Minutes –

Adopting the minutes

- 16<sup>th</sup> Dec 2021 approved by DO and TS – Minutes were also approved by email to enable them to be uploaded onto the Raasay.com website quicker. It was agreed this process worked well and will continue.

#### Amendments to previous minutes –

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#### Matters Arising –

David Westgarth resignation – We wish David well and we thank him for all his work over the years. David has been a member, and chair, of most of the community groups on Raasay and his commitment to our Island has made Raasay a better place.

#### Finance –

No treasurers report this month

- **Accountancy tender** – With the help of Pamela and SKS we have started the process of tendering for a new accountant. Three responses were received, and a meeting was held to review the responses. It was agreed that additional information and meetings with the three companies was required and EM to organise. A discussion was held on the merit of looking for a common accountant for all groups on Raasay and it was agreed to consider this further. Points brought up included
  - It would encourage groups to work together
  - There may be the possibility of economy of scales benefit resulting in reduced costs
  - There may be the possibility of employing a bookkeeper to look after the financial recordings of all the groups
  - It would result in increased transparency
  - Each group has different accounting needs depending on how they are set up, requiring different reporting and different timescales
- **Quickbooks** – We have to arrange a meeting with Pamela in the New Year to set up quickbooks. This will simplify our financial reporting. Still ongoing

#### Hydro Scheme –

Work continuing to schedule/budget. A site meeting from F&LS went well.

Staff changes at CARES, Catriona Knott and James Buchan have left but due to the stage of our project this will have limited impact. We wish both Cat and James well in their new posts. It was agreed to write to CARES highlighting the fantastic support we have had from both Catriona and James

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## Monthly Board Meeting Minutes

### 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 had been arranged at the community hall but was cancelled and is yet to be rescheduled

### Pontoon and Ferry Terminal building –

Wallace Stone have uploaded the tender documents for the fabrication and installation of the pontoon with responses due on 28<sup>th</sup> January and board will be updated by Wallace Stone as to next steps/recommendations.

Alan Webster (RCGF) has approached Scottish Government for an uplift in our grant and we have been awarded an additional £192,000 – this will cover shortfall and provide a contingency. It is good to have this contingency as prices are still so volatile.

- This means we do not have to go VAT registered
- This is over what is needed, without any need for an increase in the proposed grant from HIE - £20,643. HIE awaiting tender returns before finalising grant award

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

HCCF claims are up to date, and we have been front loaded the project management fees so we don't have to claim monthly.

We're still awaiting a response from Ewen on the questions raised on the heads of terms for the Ferry Terminal Building – a meeting was due to be held earlier this month but was cancelled and is yet to be rescheduled.

The Crown Estate are to respond to our less than market value lease application by the end of February and will work with us on a temporary agreement in case we need to get access to the seabed to carry out any preparatory works.

It was agreed to post an update on the Raasay Residents page to highlight progress and the increase in grant funding

### Housing –

Planning and Building Warrant have both been granted and construction should commence in March

An update meeting via zoom with NRSSC and CHT had been arranged for 6<sup>th</sup> January but was cancelled and yet to be rescheduled.

EM has been revising the QHT application but due to staff changes QHT are uncontactable at the moment

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

Progress on the legal aspects of the project has been frustratingly 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

There was a recent meeting of the Raasay Resilience group where affordable housing was high on the agenda. At the meeting it was agreed that Raasay would still require affordable housing after our development completes and that to continue progress

- The 2018 Housing Needs and Demands report would be reviewed – EM and AP working on this with the option of creating a short piece of work for a member of the community
- A review of land ownership would be undertaken – EM has spoken with HIE to identify if this could be undertaken alongside the options appraisal for CORRA – HIE are to discuss with contractor to see if time and budget allow for this additional work

To highlight the continued need for affordable housing the board were shown the results of demand and availability assessment. This shows a substantial increase in the demand for 1-bedroom properties.

[https://self.highland.gov.uk/service/Housing\\_prospects?noLoginPrompt=1](https://self.highland.gov.uk/service/Housing_prospects?noLoginPrompt=1)

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## Monthly Board Meeting Minutes

### **Highland Housing Register demand and availability assessment – 20.01.2022**

	Number of Potential tenants on the Highland Housing Register with Raasay as a preferred choice	Raasay Housing Stock	2020/2021 Relets
1 Bed Bungalow	32	1	0
2 Bed House	5	3	0
3 Bed House	4	5	0
4 Bed House	0	1	0

### **Website –**

ongoing but no sub-group meeting since our last meeting

### **Pit–**

SSE are looking at siting the new transformer behind the existing one. Work has been put back until March and will still result in power being off to the majority of Raasay, notice will be given. It was noted that a second pole had been installed by SSE who along with BluEnergy will be clearing the area ready for the connection work.

Funding for new equipment – our application to Prince’s countryside trust was successful and EM will arrange the purchase. Awaiting quotes at the moment

A new chainsaw was purchased

### **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. Tender reports were received on 26<sup>th</sup> January and we await HIE appointing the contractor.

### **Freight –**

The freight group submitted a response to the Island Community Impact Assessment terms of reference and CalMac responded. EM to arrange next steps

### **AOCB –**

- **Climivore** – a briefing document was circulated prior to the meeting. They are looking for
  - Our support
  - Help with consultation with different stakeholders and landowners

It was agreed to support this innovative and interesting project. It was highlighted that they will need to contact local fishermen as an early part of their consultation process

- **Governing Documents** – A meeting was held to discuss our governing documents and it was agreed to contact DTAS regarding the changes that we are considering prior to bringing these changes to our membership.

### **DONM:**

Topic: RDT Board Meeting

Time: Feb 17, 2022 07:30 PM London

**Meeting ended**