

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 3rd March 2022 at 7:30 pm
Online via zoom

Present:

Donnie Oliphant (DO),
Artemis Pana (AP),

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

Iain Hector Ross (IHR),

Apologies –

Alasdair MacInnes (AM),

Darryl Simpson (DS),

Adoption of Minutes –

Adopting the minutes from 17th Feb 2022 approved by DO and AP – Minutes were also approved by email to enable them to be uploaded onto the Raasay.com website quicker.

Amendments to previous minutes –

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Matters Arising –

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Governance and AGM –

A survey is being prepared to send to members. This will be a 2-part survey

- Review of membership
- Review of governing documents

The survey will need to be promoted on the Raasay Residents Page, sent by email to members and paper copies will need to be available in the shop and on the notice board. The survey will go live on the 10th March and close on the 24th March.

Our AGM will be held week beginning 28th April and a notice will be sent out after the survey results are compiled. The AGM will be in person at the hall and not online. It was agreed that there is a need for new directors.

Finance –

Our unrestricted core is in a better situation than previously

Wood fuel is healthy, and we would like to thank our volunteers for the work they do

We have undertaken a lot of work on our finances and financial management over the last 9 months and have set up QuickBooks and appointed CSM&Co as our accountants, this has given us confidence in our financial management and reassured us that we don't need to hire a bookkeeper at present – we would like to thank Pamela for her support as we worked to improve our financial management.

A salary uplift for EM was agreed – this is to include admin responsibilities which were previously paid separately at a different rate. As EM is working with RCR on admin a discussion will be needed on whether we recharge RCR for EM's time.

Hydro Scheme –

RCR and Chris (BluEnergy) are making great progress with the hydro. No update since last meeting
EM to message Chris for an update on timescale for completion

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. No update since last meeting

Pontoon and Ferry Terminal building –

Wallace Stone reviewed the tender responses and advised that we appoint Gael Force to fabricate and install the pontoon – fabrication will take place off site and installation should take place in May. Prior to installation there will be some boat movement as they undertake anchor tests but most of the work will take place over one to two weeks in May.

Pontoon installation and costs –

An initial meeting with Gael Force, Wallace Stone and EM and IHR was held and

- The programme of work is likely to take 3 months with the aim of installing the pontoon in May
 - Any delays are likely to be with sourcing materials
 - Anchor tests next week or week after
- Gael Force will invoice in 3 instalments
- Lines of communication were set with EM and IHR contacts for RDT
- Confirmed we do not need construction stage insurance, but we need insurance in place before the facility opens – EM to get quotes

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We have funding to develop a website or page on Raasay.com to act as a booking and information page for the pontoon. EM is meeting with Hannah Moore to progress this.

Applications for services such as water and electricity are progressing with Wallace Stone leading on this

We need to agree our pricing structure – EM to prepare a price list and circulate but £2/meter per day seems to be the going rate for visiting yachts. Examples https://www.isleofharrismarina.co.uk/files/ugd/2de781_b79426ad54aa4af49cb7179388f3f390.pdf
<http://ulvaferrypontoon.co.uk>

A licence from Highland Council is required and a meeting with Tony Usher has been arranged to discuss – unsure if it is a one-off cost, annual cost or if there is a reduction for community owned facilities. If it is annual, this could be a significant cost.

Heads of terms for Ferry terminal building –

We're still awaiting a response from Ewen on the questions raised – a meeting was due to be held earlier this month but was cancelled and is yet to be rescheduled. Ewen is still off but Willie is arranging a meeting, possibly next Thursday, behind the scenes to discuss the terms and determine a possible agreement on the CalMac office and the rent we might be able to charge. Still ongoing and no update.

CE Lease

Heads of Terms have been received and circulated. This is for a 20-year lease with a one of Grassum payment of £7,600, and agent fees (amount TBC) exclusive of VAT (where payable). There could also be a £1 per annum rental fee, if asked only, exclusive of VAT (where payable). The grassum payment and agent fees can be covered by the existing grant awards. There is no clause to prevent sub-letting. It was agreed to sign the HoT's

Management of pontoon

We have to finalise the management, users and Health and Safety policies and procedures – EM working on this with Wallace Stone and they are at final draft stage.

It was agreed that a single-issue meeting would be arranged to discuss the management to ensure we have everything in place for becoming operational. This is to be a priority.

Options to consider are

- We sub-lease to an individual or company to run for a rental fee
- We employ direct
- We use volunteer support

A package needs to be put together that will encourage interest and support those involved in the management

Meeting pencilled in for 17th March

Housing –

A March start date is still proposed, and final costs have been circulated. Application for services have been taken forward.

We have been asked if we are happy to go with the councils street name, which has yet to be put forward, or to put forward a name chosen by the community. A post on Raasay Residents Facebook page and email responses indicate a Gaelic name would be preferable with a number of options put forward. Agreed that we would go back to the community with options of Cottages Park and Deer Park in English and Gaelic.

An update meeting via zoom with NRSSC and CHT has yet to be rescheduled – no update.

EM has been revising the QHT application and an application to the Garfield Weston Foundation – neither could be submitted until planning was in place and final costs were available. Both are ready to go and will be sent tomorrow.

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. Progress has picked up since the last meeting and legal documents are nearing completion.

Housing Needs and Demands report review – EM and AP are working with Leia Croy on collating the information necessary to update the report – ongoing.

Land ownership review – EM has spoken with HIE to identify if this could be undertaken alongside the options appraisal for CORRA – EM met with the consultants and the possibility of RDT building a shop as part of a second housing project which would then be sold leased to CORRA might be an option included in their feedback.

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Website –

A link to an updated website was circulated – this uses the colours of the Raasay tartan and a complementary font – board agreed that they are happy with the aesthetics.

EM is meeting with Hannah on the 15th to discuss the pontoon page on the website – the page will need its own logo and needs to be mobile friendly

Pit–

SSE are looking at siting the new transformer behind the existing one. Work has been put back until April and will still result in power being off to the majority of Raasay, notice will be given. Track now in place so just awaiting SSE.

Still awaiting delivery of log conveyors – due March.

It was discussed that a second log splitter would be beneficial – EM and DO to discuss.

Pathways –

No update

Shop –

EM met with the consultants and awaits the feedback/report

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 –

- EM is assisting the Scottish Islands Federation with the recruitment of a Marine Litter Network Coordinator and is involved with interviews on Friday 4th and Monday 7th March
- Raasay Climate Festival – an email was circulated prior to the meeting. It was agreed to allow the use of the boathouse for a donation to the boathouse funds. It was noted that road safety be included in the terms of use

DONM:

Single issue meeting – Pontoon management 17th March at 7:30pm

Next Board meeting 31st March at 7:30