

RAASAY DEVELOPMENT TRUST
Monthly Board Meeting Minutes

Minutes

Thursday 7th July 2022 at 7:30 pm
Online via zoom

Present:

Trevor Stratford (TS),
Tom Lusink (TL),
Kirsten Duncan (KD),
Elizabeth Macleod - LDO (EM)

Alasdair MacInnes (AM),
Donnie Oliphant (DO),
Darryl Simpson (DS),

Chrissy Gillies (CG),
Iain Hector Ross (IHR),
Lindsay Maclean (LM),

Apologies –

David Croy (DC),

Adoption of Minutes –

Adopting the minutes from 19th May 2022 approved by KD and AM

Amendments to previous minutes –

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Matters Arising –

Tom Lusink attended the meeting and was co-opted onto the board.

Finance –

EM sent asset register to accountants, and we await our draft accounts

HIE grant claim submitted and funds received

HCCF grant claim submitted this is to cover Wallace Stone invoices for pontoon project management – awaiting payment

EM to draw down from the following grants ASAP

- Pontoon funders – RCGF, HCCF and HIE. This covers a large invoice from Gael Force that will be paid on receipt of funds.

Hydro Scheme –

RCR and Chris (BluEnergy) are continuing to make great progress with the hydro.

AM has agreed to be the RCR link director

Forestry –

F&LS have approached us to see if we have the capacity to store more wood at the pit. A meeting had been arranged but was cancelled and is yet to be rescheduled – email on 7/7/22 suggests the meeting will now be in August

Pontoon –

EM attended a meeting with Gael Force and Wallace Stone to update on project timeline and costs – invoice 1 received and updated timeline received today – 8th August marine works start. 19th August handover date. Path is to be gravel while we await correct slabs.

As the pontoon will be completed late in the season a soft launch is proposed with a larger gala/regatta type event to be held next year.

EM to email Simon re his mooring – this will be at our cost and Simon will have to register his mooring once moved – DONE

There was a site meeting on Friday 16th June. Plans of the development were left in the Ferry Terminal Building. Next Pontoon site visit - 10:25 ferry from Sconser 9th August.

Force Majeure notice from Gael Force is still in place, this is due to the impact of the war in Ukraine/Russian sanctions on steel costs and deliveries. This was a generic notice sent to all of their projects and they will be in touch directly if our project will be impacted. We have a contingency for such instances.

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There has been an issue with galvanised steel. Gael Force have put forward a proposal that will still be in budget, deals with the issue of sourcing galvanised steel and still gives the pontoon the longevity that we tendered for. It could also help with our year 1 cashflow as we will have less to pay into our maintenance fund in the first few years of operation. Instead of galvanised steel that would last 15 years will we receive painted steel that will last 12 years. This is a saving of c34% on the galvanised steel. This saving will be used by Gael Force to provide us with chains and risers to store for when replacements are needed, ensuring that they meet their contractual obligations on the lifespan of the pontoon. I will forward on the full details when received from Gael Force – still outstanding. Board agreed. That we need guarantees and reassurances within the proposal from Gael Force.

Applications for services such as water and electricity are progressing with Wallace Stone leading on this – ongoing. EM to look into a connection for the ambulance. It is diesel but needs a charge to start.

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 working with Hannah Moore and LM, along with SKS Scotland to progress this - ongoing

A licence from Highland Council is required and a meeting with Tony Usher was arranged to discuss this. Tony Usher has no authority to provide a rebate, but we have sent a letter and set out our case to councillors and council staff, we still await a response.

The Crown Estate lease was signed and returned. We now await our copy of the final lease agreement being returned to us – EM to chase up.

Ferry Terminal building

A meeting was held, and we await an updated offer letter – still outstanding, Ewen from HC chasing up tomorrow EM is working with HIE to cover the legal fees associated with the preparation of the final lease – still ongoing
The Rural Tourism Infrastructure Fund opens for expressions of interest this month and we have worked with HC to put in a EOI – ongoing

Housing

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. Still ongoing and EM chasing up.

Cost of the project have increased again and CHT approaching Scottish Government for a further grant increase on our behalf, this uplift was not granted. The construction industry is in crisis. JMQ, with a new management team, have taken a strategic look at all projects and regrettably came to the conclusion that they need this uplift. They've pulled out of projects but are committed to Raasay. We have a letter of intent to sign a contract with JMQ, but the actual contract hasn't been signed yet as the legal work is incomplete. It is likely that even if we had signed and work commenced JMQ would have still had to ask for an uplift. CHT have approached HIE for assistance and EM is looking at other funding opportunities – Yunity powering communities has opened up to us due the hydro using Octopus as the energy company they deal with. We will be working with CHT to continue to progress this project.

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

Website/Tourism –

Hannah and Linsay are progressing with the updated website – CG to help with history pages
Rural Tourism Infrastructure Fund EOI/application with Highland Council to submit

Pit–

New parts for log splitter ordered and on the way from Germany.
DO has highlighted the need for a Diesel tank as the existing drum is no longer fit for purpose. c£1250 inc delivery. The board agreed to purchase.

Pathways –

No update

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Shop –

EM assisting with a Scottish Land Fund application to cover further development stage work – final site selection/feasibility study, business planning, valuations, site surveys and design work.

Tender draft prepared for development stage work and SLF stage 1 form in preparation.

Freight –

We await the proposal from Cal Mac.

Davie Carslaw has sent a letter to CalMac re the “small items” freight

Climivore –

CG attended the recent event as well as an event in Edinburgh. There are more events planned. The event on Raasay was attended by 9 people.

Carbon Neutral Islands –

Very little information coming through

Community Energy Scotland are the umbrella organisation and have started recruiting staff, but these are separate from the 6 island-based jobs that the CNI initiative will create. We will likely be contacted in August and if we hear any more information, we will let the community know.

5-year development plan –

The board agree to use HIE underspend on consultancy for developing the 5-year plan as outlined in the circulated brief.

AOCB –

- Fair Work Action Plan for HIE – IHR to sign statement/letter
- EM to aim to be over once a fortnight, this will allow banking to be done and the community to pop in to chat over the projects
- It was proposed by DO and agreed by the board that there is a need for additional support for RDT to relieve some pressure on EM. EM to put a proposal/job description together on her return from annual leave
- EM annual leave from Wednesday 13th to Wednesday 20th July

DONM: 28th July at 2pm in the hall if available, if unavailable a zoom link will be sent