

# RAASAY DEVELOPMENT TRUST

## Monthly Board Meeting Minutes

### NOTES

Thursday 16<sup>th</sup> June 2022 at 7:30 pm  
Online via zoom

NOT QUORATE

#### Present:

Trevor Stratford (TS),  
Tom Lusink

Alasdair MacInnes (AM),  
Elizabeth Macleod - LDO (EM)

Chrissy Gillies (CG),

#### Apologies –

Donnie Oliphant (DO),  
David Croy (DC)

Lindsay Maclean (LM),  
Kirsten Duncan (KD)

Iain Hector Ross (IHR),  
Darryl Simpson (DS),

#### Adoption of Minutes –

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#### Amendments to previous minutes –

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#### Matters Arising –

Tom Lusink attended the meeting and will be co-opted onto the board at the next quorate meeting.

#### Finance –

EM updating asset register for accountants

EM to draw down from the following grants next week

- HIE LDO grant
- Pontoon funders – RCGF, HCCF and HIE. This covers Wallace Stone invoices for project management and 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.

#### 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. No update since last meeting. Anne Gillies, community council, chased up a meeting today and Doug should be returning to work next month.

#### Pontoon and Ferry Terminal building –

We have the funding and can draw down, but we have still not received the updated grant award letter from RCGF and HIE. RCGF require security and are unsure how to take this on a moveable structure. EM to suggest they take security on the seabed lease rather than the pontoon structure.

EM attended a meeting with Gael Force and Wallace Stone to update on project timeline and costs – invoice 1 received and we await updated timeline. There is a site meeting Tomorrow (Friday 16<sup>th</sup> June) at 11am.

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.

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.

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

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. Fareharbour, after a meeting with EM and LM, was deemed to be above the level necessary for the pontoon at present.

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We have approached HIE's consultancy service to get advice on the management of the facilities and SKS Scotland have been appointed. Initial meetings have been held and a subgroup formed.

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.

### **Heads of terms for Ferry terminal building**

A meeting was held, and we await an updated offer letter. Details of the changes have been circulated and our concerns/questions were answered positively.

EM is working with HIE to cover the legal fees associated with the preparation of the final lease.

### **CE Lease**

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

### **Funding for onshore facilities**

The Rural Tourism Infrastructure Fund opens for expressions of interest this month and we have worked with HC to put in a EOI covering

- Renovation of the ferry terminal building to provide showers and laundrette facilities while maintaining its use as the ferry terminal building
- Provide of campervan disposal point
- Provide serviced parking for campervans
- Provide EV charging points

This is as outlined in the pontoon business plan. EM to circulate EOI

Dealing with the issue of the bottleneck at the ferry queue is not within the scope of this fund but there is the possibility of this being covered by an application to the Infrastructure Fund.

**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. May be ready for signing early next week.

Cost of the project have increased again and CHT are approaching Scottish Government for a further grant increase on our behalf. 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. Cost uplift outlined below

RDT houses/plots: £55,807

LSHA houses: £26,375

**Total £82,182**

A meeting between CHT and Scot Gov was held but key decision makers were not in attendance, and we await further feedback. A further meeting has been requested for next week – scheduled for Tuesday 21<sup>st</sup> – this is not a meeting RDT will be invited to as it is not just our project under discussion. Suggest full update to community after this meeting but being mindful of the relationship between CHT, JMQ,, Scot Gov – ask Fiona to review.

EM spoke with Fiona from CHT, and her hope is that Scot Gov will cover it as they have given so much to the project. She suggests discussion with Ecology as a plan B making clear we are approaching them just to keep them in the loop at the moment. Fiona also suggests we also approach local businesses to see if they have access to funders, not to ask for direct investment. JMQ were the only company that returned a tender and if we were to retender it is likely that costs would be even higher.

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

### **Website/Tourism –**

No update

### **Pit-**

No update from LDO

DO has highlighted the need for a Diesel tank as the existing drum is no longer fit for purpose. c£1250 inc delivery. DO to provide 3 quotes

### **Pathways –**

No update

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### **Shop –**

EM and CORRA met with the consultants today to discuss the options appraisal report and next steps  
EM to assist 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.

### **Freight –**

No update

### **Climivore –**

Holding event on Raasay 6<sup>th</sup> July at 7pm – book via Eventbrite. Link on Raasay Residents page

### **Carbon Neutral Islands –**

Update from Francesco after a recent Scottish Islands Federation meeting.

*I understand from Alice on Yell that there was some surprise as to our forthcoming visit to Yell. Let me reassure you that we will, in due course, visit all CNI islands and do so in the best possible way. In my past correspondence I shared with you that we were planning to visit all 6 CNI islands and that we would let you know in advance when that would take place. Unfortunately, we have only been able to schedule Yell so far with Islay possibly in a few weeks, but more likely later in August, Barra in early August and Raasay later in mid end of August. However, dates have not been confirmed. Hoy will be in early September.*

*Furthermore, we are finalising arrangements with the umbrella organisation that will be working closely with us in the management and coordination of the CNI project on the 6 islands. Once the agreement with such umbrella organisation is finalised, the latter will reach out to potential anchor organisations on each of the 6 islands in order to ensure that the process (as we have said on repeated occasions) is properly driven by the community.*

*The goal of the visit to Yell from an SG perspective is to learn from and listen to as many climate change related stakeholders as possible and from the community as a whole in order to bring back their views within our team and in the future implementation of the project in close collaboration with the umbrella and anchor organisation.*

*I look forward to being invited to future SIF CNI meetings in order to update you on the work that we are carrying out and I look forward to meeting you in person when we are on your island.*

No further update

### **5-year development plan –**

A single-issue meeting was held and it was agreed the first step was to create a communication and engagement plan and stakeholder list. A draft will be shared WC 20<sup>th</sup> June.

### **AOCB –**

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### **DONM:**

To be confirmed