

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

Minutes

Thursday 19th May 2022 at 7:30 pm
Online via zoom

Present:

Donnie Oliphant (DO),
David Croy (DC)
Elizabeth Macleod - LDO (EM)

Trevor Stratford (TS),
Lindsay Maclean (LM),

Alasdair MacInnes (AM),
Kirsten Duncan (KD)

Apologies –

Darryl Simpson (DS),

Iain Hector Ross (IHR),

Chrissy Gillies (CG),

Adoption of Minutes –

Adopting the minutes from 3rd March 2022 approved by DO and TS - it was agreed to continue to adopt minutes by email to enable them to be uploaded onto Raasay.com quickly.

Amendments to previous minutes –

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Matters Arising –

Our AGM was well attended, and it was great to be able to see everyone in person again.

The output of our 5-yr plan initial consultation was circulated and posted on the Raasay Residents Facebook page. It was agreed to hold a single issue meeting to discuss the development of the next 5-yr plan.

Email from member of the community re AGM process – EM to circulate and the board will discuss at the next meeting.

Artemis Pana stepped down at the AGM and the board would like to thank Artemis for her contribution to the board over the years.

Welcoming our new directors –

As part of the review of governance undertaken prior to the AGM a call for new directors was put out. There was a great initial response although no formal applications were received within the 2 weeks prior to the AGM as required by our governing documents. In the days leading up to the AGM and at the AGM itself we had 4 formal applications which under the circumstances were accepted to ensure the continuity of RDT.

We are delighted to welcome our new directors

- David Croy (DC)
- Chrissy Gillies (CG)
- Lindsay Maclean (LM)
- Kirsten Duncan (KD)

Companies house has been updated

- roles and responsibilities
 - chair – IHR remains chair
 - treasurer – TBC
 - link director with RCR – TBC
 - link with HIE – IHR to take over as HIE link

RDT have received a further application from a member to become a director. It was agreed to ask if they would consider being co-opted onto the board with the possibility of becoming a full director at the next AGM.

Finance –

Balance sheet circulated

All documents have been sent to our accountant and we await our report.

EM now a signatory on the HIE client portal – link director will also need to be a signatory and EM to arrange this with Jennifer.

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Hydro Scheme –

RCR and Chris (BluEnergy) are making great progress with the hydro.

RDT have to be the signatory on the meter and electricity connection until we can flip it into RCR's name after it's fully accredited.

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.

Pontoon and Ferry Terminal building –

EM attended a meeting with Gael Force and Wallace Stone to update on project timeline and costs. Installation should now take place in June. We have received an early Force Majeure notice from Gael Force, 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. 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. EM will forward on the full details when received from Gael Force.

We will need to identify a storage area – the pit? EM to check how many pallets and if they can be stored outside.

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 to progress this. Fareharbour have been in touch to discuss platform and EM has arranged a meeting for Monday.

Applications for services such as water and electricity are progressing with Wallace Stone leading on this – ongoing – EM to check that contractors have the correct drawings

We have approached HIE's consultancy service to get advice on the management of the facilities and we await a response.

A licence from Highland Council is required and a meeting with Tony Usher was arranged to discuss this. We have sent a letter and set out our case to councillors and council staff, we await a response. EM to chase up.

Insurance is in place through NFU we will need to contact them with an operational from date.

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 but was cancelled and has now been rescheduled for 11am on 26th May. EM DO TS and IHR to attend

The terms would see us leasing the building for £1 per year for 99 years but we have remaining questions on what is included in the lease.

CE Lease

Heads of Terms were signed and returned, we now await the final lease agreement – EM to chase up.

Funding for onshore facilities

The Rural Tourism Infrastructure Fund opens for expressions of interest this month and would be a good option for funding to

- Renovate of the ferry terminal building to provide showers and laundrette facilities while maintaining its use as the ferry terminal building – RDT have successfully gone through a CAT process with Highland Council and have agreed a lease although final paperwork is outstanding.
- Provide of campervan disposal point
- Provide serviced parking for campervans
- Provide EV charging points
- Provide signs and maps

This is as outlined in the pontoon business plan.

The RTIF is one of the funds where Highland Council receives applications and then they apply to the Scottish Government to get the funding. Pre-empting working with Highland Council EM had a look at their infrastructure plans. A second queuing lane is the only tourism infrastructure that HC mention for Raasay in the latest infrastructure plan (Feb 2022) and it's not seen as a priority, but if we are proposing work within the carpark, EV charging points and campervan parking, they might see it as an opportunity to add in the second lane within their roads planning.

EM has asked CalMac for figures on ferry movements and this is being dealt with as a Freedom of Information request. This information will provide useful information for the RTIF application.

EM met with the fund coordinators today 19th May and they are keen to work with us on an application in partnership with HC, who will look to

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take forward the queuing/parking issues. There is a £6,000 grant for developing the main application and covers cost of planning etc. EM is meeting with Highland Council on 27th May to work on the application.

Housing –

A late June start date is now proposed. We have the new grant award letter from the R&IHF which has been signed and returned.

Our application to the Quakers Housing Trust was unsuccessful. We have still to hear from the Garfield Weston Foundation. If we are successful, it is likely our R&IHF uplift will be reduced by this amount.

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. EM chased Johnny Bell today and it is nearly ready to complete, he's just waiting on one parties lawyer getting back to him. The party who we are waiting on has instructed their lawyer to proceed.

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. Nearly ready for launch. Linsay to email EM re the RDT page

Rural Tourism Infrastructure Fund EOI/application discussed under pontoon

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. Transformer shed is under construction.

All new equipment received and in use.

First aid training was undertaken by volunteers

Pathways –

No update

Shop –

EM and CORRA met with the consultants and we await the feedback/report – ongoing

Freight –

EM attended a meeting with Transport Scotland, CalMac Kate Forbes and island representatives and her notes were circulated to the board.

A proposal for dealing with the Raasay freight will come after the Small Isles although the compliance with HS requirements is to be sorted ASAP. They hope to have an outline proposal to Transport Scotland by 30th June, likely to be based on the Small Isles proposal with local adaptation. Once Transport Scotland ok the Raasay proposal in principle, Raasay community will get to respond and help refine the proposal.

AOCB –

- **Scottish Parliament Cross Party Group on Islands** – I've been put forward to become an external member through my directorship of SIF – I've requested details on commitment before agreeing.
- **Carbon Neutral Islands** – We welcome the opportunity for Raasay to be a Carbon Neutral Island, but we would like clarification on what that means and the support, resources and funding that will be made available. It was agreed to add onto agenda for future meetings.
- **Use of boathouse by Running Raasay** – It was agreed that subject to the Marine Association being made aware, and agreeing, that the Boathouse could be used for the group for a £10 per evening charge – EM to email Marine Association members and Patricia.
- **EM Time off in 2022 –**
 - **Summer** – 14th to 19th July – 4 days/1 week
 - **Wedding and Honeymoon** – 19th Sept to 10th October – 12 days/3 weeks

DONM:

Single issue meeting – 5-yr plan development – 9th June @ 7:30

Board meeting – 16th June @ 7:30