

RAASAY DEVELOPMENT TRUST
Monthly Board Meeting Minutes

Minutes

Thursday 28th July 2022 at 7:30 pm
Online via zoom

Present:

Alasdair MacInnes (AM),
Kirsten Duncan (KD),
Elizabeth Macleod - LDO (EM)

Chrissy Gillies (CG),
Darryl Simpson (DS),

Donnie Oliphant (DO),
Lindsay Maclean (LM),

Apologies –

Tom Lusink (TL),
David Croy (DC),

Trevor Stratford (TS),

Iain Hector Ross (IHR),

Adoption of Minutes –

Adopting the minutes from 7th July 2022 approved by CG and DO

Amendments to previous minutes –

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Matters Arising –

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Finance –

We are still awaiting our accounts

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.

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 – meeting will now be on 24th August EM and DO to attend.

The board agreed that they would be happy to work with F&LS towards an agreement on the same terms as our previous agreement,

Pontoon and Ferry Terminal Building –

Invoice 1 and 2 received and working with RCGF team to draw down. Legal issues with granting security have slowed our progress with paying the invoices and we thank Gael Force for their understanding.

Next Pontoon site visit - 10:25 ferry from Sconser 9th August. Will update board and community on progress after the meeting. EM to confirm date of slab delivery.

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

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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 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.

EM to contact Rachel Jackson regarding the ambulance and the requirement for a "trickle charge"

Ferry terminal building lease

A meeting was held, and we await an updated offer letter – still ongoing and chasing up

EM is working with HIE to cover the legal fees associated with the preparation of the final lease – still ongoing, EM received eligibility letter today, 28th July, and will progress the application

CE Lease

Complete

Funding for onshore facilities

The Rural Tourism Infrastructure expressions of interest submitted

A pre-Application application has been submitted to Highland Council.

Trevor is assisting with the design elements but has recently closed his practice and no longer has PL insurance so cannot lead the project professionally.

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 granted after protracted discussions. JMQ cannot start as soon as they had anticipated. A programme of work and start date is being prepared to ensure that work commences in a way that fulfils the Scot Gov requirements. We will be working with CHT to continue to progress this project.

We need reassurance that work will start in October – EM to discuss with CHT.

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 Lindsay are progressing with the updated website

Rural Tourism Infrastructure Fund EOI/application with Highland Council has been submitted and includes signage

Pit–

New parts for log splitter ordered and on the way from Germany – arrived.

Diesel tank purchased, awaiting delivery details

Princes Countryside Trust end of grant report submitted

It was agreed that the cost of a load of wood will increase from 1st September

Residents/non-commercial £55, kindling £6

Non-residents/commercial £75, kindling £7.50

Charges for deliveries to the shop to increase by £1

Pathways –

No update. There was a desire to restart the working parties and EM is to get in contact with Nick

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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

It was agreed that if required RDT would be aggregable to moving the pit entrance left if needed.

Freight –

No update, we await the proposal from CalMac

Climivore –

No update. Next event 3rd August

Carbon Neutral Islands –

Very little information coming through but letters to organisations should be coming out soon.

5-year development plan –

Awaiting response from HIE re using the underspend on consultancy

Approached by Skye and Raasay futures department at Highland Council and they have requested a meeting with members of the board and the LDO – EM to send out dates

AOCB –

- Royal visit – Princess Anne is visiting at the start of September.
- Crofters – progress update on developing the old ferry terminal building into a processing unit. Business planning, funding etc underway.

DONM:

25th August 7:30pm via zoom