

RAASAY DEVELOPMENT TRUST
Annual General Meeting Minutes
9th December 2024 at Raasay Community Hall, 7pm

Present:

- Elizabeth Taggart (LDO) (ET)
- Iain Hector Ross - (IHR)
- Chrissie Gillies (CG)
- Ali Macinnes (AM)
- Stephanie Fergie (Minutes) (SF)
- Linsay MacLean (LM)
- Tony Timms (TT)

Apologies:

- David Croy (DC)

No directors resigning

Chairman's Report

- Overview of achievements over the past year and plans for the next year.
- Focus of the 5-year plan:
 - Primary needs: housing, welfare, and infrastructure projects.
 - Key projects: woodland management, path maintenance, and wood fuel delivery.
 - Enabling access to affordable housing will be a key focus for the next 5 years.
- Special thanks to DC and AM for their work on the pontoon, and to ET for her contributions.

Financial Figures / accounts / Funding

- Income for 2022 was £796,531
- Income for 2023 was £857,991
- Expenditure for 2022 was £61,693
- Expenditure for 2023 was £179,120
- Discussion on risks going forward: RDT reached the threshold for audited accounts in 2022/23 and is exploring ways to mitigate associated costs.
- Community Benefit Fund update: larger fund expected; another survey planned for 2025.
- Copies of accounts were available for review.

Approval of Accounts

- AM & CG approved accounts.

Approval of Previous Minutes

- Approved by IHR & Ann Oliphant.

Housing

- All tenants have moved into Deer Park.
- Continuing support for LSHA's additional six houses at Deer Park.
- Ongoing management and support for Deer Park housing.

Pontoon/Ferry terminal building

- Building is operational.
- Volunteer support has been effective this year.
- New rules and pricing schedule are underway.

Wood Fuel

- Updated community on wood fuel.
- Discussion about the purchase of a tipper truck.

Website

- Acknowledgment and thanks to Hannah and LM for their work on the website.

Update on Carbon Neutral Islands

- Forestry Land Scotland is renewing their land management plan, and sought CNI's input; they broached the idea of the community owning the land.
- Community Woodlands Association & Slate community came over to share information.
- Plan to host community consultations before presenting proposals to FLS.
- Informal session to explore this idea scheduled for early 2025.

CNI Update

- 2022 project aimed at net zero:
- Focus on housing quality and availability, community transport, and funding allocation.
- £50,000 capital funding available this year.
- Updates on Inverarish projects:
 - o Energy efficiency retrofits planned for spring 2026 (£250,000).
 - o Rhododendron removal budgeted at £75,000.
 - o Solar project for the hall is ongoing; the heat pump has been operational for a year.
 - o Ground source heat pump for Raasay House: tenders for design work underway.
- Electricity connection to the walled garden:

- Plans to restore glasshouses in the walled garden.
- Additional funding (£900,000 to £1.6M) awaiting confirmation in February 2025.

Discussions / Questions

- **Wood Fuel**
 - More volunteers needed, everyone is currently over the age of 60.
 - A possible rota of standby volunteers.
- **Charging point**
 - Discussion about hydro scheme charging points.
 - Tipper truck charging logistics: majority of time at the pit, occasional charging at the pier.
- **Housing needs**
 - Exploring use of land for two-story houses.
 - Discussion of one-bedroom housing options.
 - Long-term vs. temporary accommodation challenges.
 - Sheltered housing under consideration.
- **Rent**
 - currently this is to cover repairs, if tenants move out, covering costs etc.
- **The manse**
 - this is too big a project for RDT currently.
- **Breakwater for the pontoon**
 - Collaboration with Wallace Stone & Gael Force; options under review.

- Suggestion to make the next pontoon subgroup more open to community input.