

RAASAY DEVELOPMENT TRUST

Monthly Board Meeting Minutes

11 March 2026 7.00 pm

Raasay Community Hall & on Teams

Present

Tony Timms (TT) (Vice Chairman)

David Croy (DC)

Dee Linsay-MacLeod (DLM)

Jan-Erik Steel (JES) on Teams

Chrissie Gillies (CG) on Teams (Chairwoman)

Tom Lusink (TL)

Carwyn Llewellyn (CL)

Sylvia Jamieson (SJ) on Teams

Apologies

Rosie MacInnes (RM)

Ali MacInnes (AM)

Meeting chaired by Tony Timms (Vice Chairman) due to Chairwoman's connection issues.

Adoption of minutes of meeting on 11 February 2026

Proposed by DC . Seconded by DLM.

SJ will send approved minutes to Hannah Moore for uploading to raasay.com. **Action: SJ**

Matters Arising

Appointment of new Director

TT asked if Jan-Erik Steel's membership form had been submitted, to allow him to be co-opted as a Director. SJ confirmed it had.

DLM proposed JLS was co-opted as a Director, this was seconded by CG. There were no objections; JES was duly appointed as a Director. SJ will notify Companies House. **Action: SJ**

Other matters arising

SJ advised the invoice from Raasay Crofters Association, for CNI direct allocation funding for the venison project, had now been received.

E-bikes project at Raasay House- confirmation of CNI direct allocation funding now received. Outstanding: CNI will meet RoC to draft a light-touch agreement confirming community access and project publicity. **Action TL/CL**

Update on Inverarish Housing

SJ advised she had attended her first site meeting in place of Rose MacInnes, on 5th March. Report was circulated to the Board before the meeting. Works on schedule; Clerk of Works had visited 25/2/26 and is pleased with progress. SJ will claim next round of funding once certificate received.

Progress Summary

- **Nr 3**
 - Ground floor partition constructed
 - Ground and 1st floor joists doubled up as required.
 - Ground floor chipboard flooring laid
 - Ground floor ceiling steel beams installed
 - Roof steel beams prepped and ready to be installed.
 - First floor load bearing wall installed
- **Nr 21**
 - Concrete floor slab poured in basement
 - Rear and front concrete lintels replaced for windows.
 - Foul drainage in basement
- **Nr 35**
 - Concrete floor poured in main part of house

RDT will be required to choose kitchen colours once samples received. **Action: DLM**

Contractor had asked for permission to remove installation of Mechanical Heat Ventilation Units (MHVR) units from scope of works as these are better suited to new build/ sealed buildings. This was unanimously approved by the Board, subject to Building Standards approval. SJ will notify contractor and Quantity Surveyor. **Action: SJ**

SJ had met with Scottish Land Fund re small capital underspend (£3658) re no.35. This can only be spent on access or health & safety matters not previously identified. After discussion

with contractor, access steps to back garden at no.35 will be invoiced for, subject to funder approval.

Next site meeting 2/4/26 10.00am

Update on Carbon Neutral Islands (CNI) including Wood Fuel Group

CL gave an update on the Wood Fuel project.

Work at the Pit is going well, though they are operating at the minimum number of volunteers needed at present, and sometimes have to choose between processing or delivery (they prioritise deliveries).

Lack of equipment is also a concern; they are currently borrowing chainsaws. CL will get quotes for a chainsaw. **Action: CL**

Wood Fuel import was delivered from Skye on Monday; 21 cubed bags of seasoned wood. There has been a drop in orders, possibly due to temporary price increase.

Felling operation at Oiscaig triangle went well; lessons learned. 500 x 3 metre lengths cut, varying in diameter from 15-64cm. Estimated value from £6,000- £30,000. Cost of operation £2556. Transport was provided free of charge by Norman Gillies.

There is an opportunity for further felling at Oiscaig. CL will undertake an Options Appraisal on current position and possible future options, pricing structures & demand. **Action: CL**

CG suggested that the community is provided with updates. Methods suggested included via social media, RDT/CNI update newsletter to members, community noticeboard, flyer and communication to regular customers with Frequently Asked Questions. **Action: CL**

CNI Direct Allocation funds

CL advised he had submitted a claim on Monday for £38k of remaining £40k.

Food Group

CL had met with Hannah Moore and Tekela Koek this week regarding monthly Get Growing sessions; first one will be an engagement session in the hall.

Paths Network

CL had met with Nick Fairweather, Malcolm Beharrell and Innes Hutton last week to investigate paths needing work. Innes' visit will be funded through paths fund held by RDT;

any future works will require fund-raising and will be dependent on RDT capacity (not a CNI project).

Advised Hallaig path is very dangerous due to livestock damage. CG requested CL email her Councillor email address re this; she will take forward with Nature Scot/Council.

Action CL/CG

Other paths visited were eroded path at Ardhuish behind ferry terminal. Possibly included as part of pier works planned; CG to investigate. **Action: CG**

Some discussion around pits being dug at side of road in Inverarish; appears to be unconnected to paths work or RDT/CNI.

CL left the meeting.

TL then gave a brief CNI update; will circulate a written report retrospectively. **Action: TL**

TL advised that CL was also working on a Repair and Reuse event in the hall on 28/3/26.

Habitat Restoration

TL, AM and DC had met with representatives from Forestry Land Scotland. Positive meeting and feedback and keen to continue working together. Concerns re ongoing lack of communication from FLS to the community had been raised.

CG asked for confirmation of who from FLS attended.

Action: TL

FLS have very limited funding for invasive species removal; Raasay is one of the few areas they continue to support. Match funding is always required; part of FLS ongoing work on a revised Land Management Plan.

CNI funding for local contractors removing invasive species is now almost complete; contractors will take a break from CNI work after this week and do other work. Hope to renew contracts in April, funding dependent. TL asked for permission to seek other funding to continue works; this was approved by CG and seconded by DC. **Action: TL**

Ground Source Heat Pump project at Raasay House

TL is seeking professional advice and support for tendering process including legal contracts; some help available via Scottish Futures Trust.

Replicability Islands Visit

TL reported that this had gone well and was attended by representatives from the Scottish Government Islands Team.

Community Engagement

TL and SJ continue to collaborate on preparing for a Round Table event in April and a community engagement event 'Raasay 2040' in May.

Raasay Community Renewables

Possible collaboration on work on an Energy Local Club via Energy Redress funding via RCR.

CNI Resource

On track to complete spend for year end; £84k of £93k has been spent to date leaving £9k for March. DC thanked all concerned.

Volunteering

Interest has been expressed by person/s in travelling to Raasay to volunteer for a time later in the year on CNI work. Requires further discussion re insurance, management etc. TL will provide further information.

Action: TL

Upcoming meetings

24/3/26 CNI Steering Group

26/3.26 Talk at Portree High School

Update from Local Development Manager (Sylvia Jamieson)

SJ had circulated a written report before the meeting; extracts below:

Finances

Quickbooks Training completed with Karen Smith 3/3/2026- provided by Paula Watson of Watson Financial Management, Duror- via Just Enterprise.

Karen's contract issued 3/3/26. Quickbooks and bank account now linked, all relevant files shared via dedicated laptop; Karen now working on backlog.

All other information for year-end audit now shared with accountants.

Once QB is up to date, budgets and cash flow projections will be prepared for RDT Board.

Funding

SSE Sustainable Development Fund application- meeting held with Sarah Marshall 18/3/26; requested some extra information- provided 19/3/26- await outcome in April.

Submitted application to Highlands & Islands Environmental Foundation fund for 23/2/26 deadline; response received 6/3/26- unsuccessful .

Venison project now listed on Highland Council Be Connected

website here: <https://highland.communitychoices.scot/proposals?search=Isle+of+Skye+%26+Raasay>

Governance

Housing induction with Dee 4/3/26.

Joint work with Tom on planned engagement: Round Table with community groups and community engagement (April/May) around 'Sustainability'.

Ongoing work re drafting Raasay governance review paper.

Strategic and Partnerships

Meeting with new LDO at Uig Development Trust (Rohan) 2/3/26.

Replicability Islands visit 4/3/26- including meeting with Scot Gov Islands Team representatives 5/3/26.

SCOTO- network for community led tourism <https://www.scoto.co.uk/about/>

- meeting re community led tourist accommodation 25/2/26

Meetings with local groups including CORRA and Raasay Community Renewables.

Housing

Meeting with Carl Emery, Scottish Land Fund re finalising reporting for No.35 (including plan for small underspend) and forecasting for revenue spend, for remainder of 2025/26 financial year.

Handover with Rosie MacInnes pre maternity leave re covering Inverarish Terrace work.

Meeting with contractor and quantity surveyor on site 5/3/26.

Finalised Communities Housing Trust contract including price increase; also discussion with Helen Mackie re rent increase July 2026 onwards- separate agenda item.

Deer Park septic tank has further issues, second part required (now received; Donnie attending).

Meeting with James Swinnerton, LSHA re Deer Park SEPA licence, Deer Park septic tank and factoring 9/3/26. LSHA have agreed to factoring; he is chasing price from Assets. SEPA documentation in process. Discussed septic tank.

Pontoon

Liaising with insurers on claim re emergency repairs by Gael Force. Insurer will cover less £1500 excess; invoice now paid.

Training

DTAS Financial Planning- online on 12/2/26

Outstanding from last report/meeting- due within next month

- Tipper truck funding re-negotiation and submission of Lottery application
- Rural & Islands Housing Fund reporting re Deer Park/ Cottages Park
- Boathouse Just Giving campaign

Updates since report issued

Above report to Rural & Islands Housing Fund now submitted.

Met with Johnny Bell from Twin Deer Law yesterday re outstanding issues re river turbine; he will provide email response 13/3/26. Summary of meeting sent to Raasay Community Renewables.

Work has begun on induction plan for new Directors; DLM and JES will test. **Action: SJ/DLM/JES**

Finances

A report on 2025 should be available for April meeting, once Quickbooks work for the financial year is complete. A dedicated finance meeting will be set once fully up to date and budget projections prepared.

Policies: Conflict of Interest Policy; Declaration of Directors Interests

The draft policy and declaration were approved by the Board. SJ will circulate a clean copy of the Register to Directors for completion with the draft minutes. Conflicts of interest will now be formally required at Board meetings. **Action: SJ**

Wood Fuel Group

See CNI report above.

Other projects

Housing

Proposed rent increases from July 2026 (notice needs to be given by 29th March 2026)

2 bedroom current monthly rental= £525.68

2 bedroom proposed monthly rental= £550.91 (3.8% consumer price index + 1%)

3 bedroom current monthly rental= £556.20

3 bedroom proposed monthly rental= £582.90 (3.8% consumer price index + 1%)

SJ advised rental increases legislation is covered by the Housing (Scotland) Act 2025 which limits increase to Consumer Price Index (CPI) +1%.

CG asked that information on the Act be circulated.

Action: SJ

CG proposed the Board approve the above proposed rent increases, this was seconded by DLM, with no objections.

Pontoon

Invoice now paid for emergency repairs. Insurer agreed to cover costs, less £1500 excess. SJ will finalise collating of longer term evidence and action a pontoon group meeting to decide way forward.

Action: SJ

AOCB-

Ferry terminal building lease

Rebecca Fraser of Twin Deer Law has been pursuing a response from the Crown Estate and Highland Council have contacted to ask about progress. SJ asked if further work on this could be put on hold until after RDT has a new strategic plan with priorities and funding forecasts, due to the need to focus on income generation. The Board agreed to this being put on hold. SJ will advise Twin Deer Law and Highland Council.

Action: SJ

DLM is now RDT Director for Raasay Community Renewables and has attended her first meeting. She will meet with Artemis Pana shortly for an induction. **Action: DLM**

Date of next meeting

Monday 13th April 2026, 7.00pm, upstairs in Raasay Community Hall and on Teams.