

Colonsay Community Development Company

Board Meeting Minutes

Tuesday 26th May 2020

By Skype 7.30pm

Board Members Present by Skype: Andrew Abrahams, Caitlin McNeill, Dannie Onn (Chair), Willie Joll, Liam McNeill,

Project Co-ordinators: Caroline Seymour, Rosalind Jewell

Apologies: Sue Dance, Colm McNicholl, Cecilia Bleasdale

Declarations of Interest: None

Minutes from previous meeting: Last meeting's minutes –DO to amend as Community Shares Info to be added separately. CS to check after amendment.

1. **Baptist Manse:** SLF grant (confidential) / purchase / potential uses

General discussion over the success of SLF grant and next steps to see the purchase and go through smoothly.

Project Report

Funding

- SLF have granted £214,000 to cover 95% of the Open Market Value of the Manse. This figure also includes legal fees (£3,750) (knowledge of this grant is CONFIDENTIAL until further notice)
- An application was submitted to Colonsay & Oransay Community Fund 18/05/2020 to cover the balance CCDC are required to pay £11,250. Decisions are being made on selection in the next few weeks.

Acquisition and use of Property

- CCDC's solicitors are starting to initiate the process of us purchasing the asset
- DO has been in touch with A & B Council who are interested in renting the property for the short term to be used by the new Headteacher, whilst the

- School House is renovated. A watertight contract will need to be worked out so that the property is available when CCDC need it.
- TSL, the contractors for Scalasaig are potentially interested in renting the property for their workers. Dates of work to be established when government guidelines are implemented.

Manse Boundaries

- Macleod and Maccallum Solicitors who currently act on behalf of CCDC wrote to Colonsay Estate last month to formally question the status of the croft land and the location of the septic tank.
- Colonsay Estate have confirmed that they would be willing in principle to grant servitude rights to alter the location of the septic tank. CCDC would need to pay the legal costs incurred by CE to relocate any infrastructure.
- After discussions with Macleod and Maccallum, CCDC have agreed that the purchase of the Manse will be dealt with first and any further developments/ costs, will be post purchase.

2. Scalasaig Land Acquisition

Argyll & Bute have awarded CCDC £28,900 to contribute to the land acquisition. This matches the contribution from Mowi, who have confirmed that they do not require to be repaid and that their contribution can be put back into the project. There are still outstanding legal fees to be covered. DO raised a discussion around legal fees. AA questioned if there could be confirmation in writing from MOWI, however this isn't their normal protocol.

A meeting was held last week where concerns over the funds yet to be raised were discussed. John Forbes & Ronnie MacRae of HSCHT reassured CCDC that that figure would be less than originally thought. A loan from Social Investment Scotland and selling a low cost home and recouping the money was suggest by CS.

Actions:

- DO is in touch with the contractors next week to establish the funding gap.
- Directors to look at the plans and give feedback. (Community consultation will be held ones plans are firmed up)

Project Report

Colonsay Estate Land

Congratulations on our acquisition have been sent from David Cameron of Community Land Scotland which have been passed onto the board.

HIE Land

This is ongoing, all the documentation has been finalised with HIE, we are just waiting them to issue it.

Expected completion date is about the end of May.

The total purchase price is £3,000 + VAT = £3,600.

Publicity

The land purchase news was put in the newsletter, Colonsay.org website, Community Facebook page and it was also published in the Oban Times. HSCHT also put it on their Facebook page.

A link to complete an EOI for the housing and / or business units was put out with the newsletter on the Facebook page and on our website.

Design & Build Phase

Initial designs and site layouts have been issued by Frank Beaton, the architect for TSL, for review and comment. A meeting is due this afternoon to review the current status – feedback from this meeting is to be discussed at this board meeting.

Funding

RIHF

There is nothing further to report at this time. They hold all the project documentation but have yet to provide feedback. John Forbes has been chasing them up.

A&B Council Strategic Housing

Our application to A&B for the 5% land acquisition was successful and we have been awarded £28,900. I have yet to received official documentation to understand the terms of the award and how we will receive it.

Regeneration Capital Grant Fund

This is a fund that is run by SG and can only be applied to by local authorities. I have been in contact with Audrey Martin who manages applications for ABC. Ordinarily HIE would nominate applicants however they were happy to consider a direct approach from CCDC and have sent through guidance and an example of a previously successful application to help me. Level 1 application to be submitted in June, if successful a Stage 2 submission can be made with the awards being made from Feb 2021 at the earliest. The grant would apply to business units only and can cover 100% of costs. It may require the housing and business unit contracts to be phased in order for funding criteria to be met.

Loan Companies

Ecology bank have been back in contact to advise that they are very interested in working with us on the Scalasaig Development.

“I think that the nature of what you are doing appears to be a good fit with Ecology BS. One important aspect is that the properties would need to achieve a minimum B rating under the Energy Performance Certificate system or equivalent.

I can also see the significant social benefits given the social need as outlined in the Housing Survey last summer.”

They would envisage 2 parts to any loan facility:

Phase 1 - A development facility of up to 24 months for the development period

Phase 2- A long-term facility of up to 40 years for the houses and the business units

They would seek to provide a bespoke quote on rates for development and longer duration finance once they have more information. The interest rates are dependent upon the energy efficiency of the homes and would likely be between 3.75% and 4.75%.

3. WHHA land (confidential)

A discussion was held regarding the title of the land being transferred over in the swap between Port Mhor and the land at Dunoran, Scalasaig.

4. Moorings

CM questioned the issue of needing to get approval for the Moorings from the CC. In this instance it was deemed a necessary part of backing the Marine License Application but it was agreed that the CC do not represent the whole community and their approval for CCDC activities is generally not required.

Project Report

- MOWI have submitted a purchase order to CCDC for the Marine License Application
- CCDC have issued a cheque for £700 to cover the application but no one is able to process the cheque at Marine Scotland- lack of electronic banking has meant the application could be stalled considerably.
- Letters of support from the Community Council and local councillor Robin Currie been submitted as part of the application.

Path Development

- CE have requested that the proposed path route is altered to fit in with proposed housing plans
- DO has written a draft agreement between CCDC and CE and new route has been drawn out for comment. Insurance documents have also been sent to CE, at their request.
- There has also been a request for drawings of developments, including broadwalks, location of signs, fingerposts etc.
- RJ to liase with MG/ CM regarding adjusting plans to new route.

5. Campsite

- No further developments

6. Ridan composter: relocation

WJ would like to move the composter to area adjacent to Kiloran Farm. Approval has been given for this and CCDC will then not be subject to council regulations. Board agreed this was the best plan for the Ridan, as it cannot be utilised presently due to COVID-19 restrictions.

7. Playpark

Discussed whether the playpark should be passed over to the community. The Scalasaig village plans currently incorporate a playpark. CM asked could this be natural playpark with alternative play options / green spaces. WJ suggested raising this with SD who was involved in the playpark originally.

8. Asset Management

CB has presented a Project Report as a working document and would like input and ideas. Funding is also being looked into. CCDC's mission statement will need to be worked on soon and should summarize all this data.

9. Crofting Matters

An advert was put on social media about grazing shares. There are 28 days for people to respond to this.

Land Swap (Confidential)

A discussion was held regarding the swap of land at Kilchattan

10. AGM preparation

CM reported that OSCR are not going to apply any late penalties for amendments to the constitution. It could be allowed to hold an AGM over zoom but practically could be more effective to postpone until September/ October as ballots are required for electing directors.

11. Community Covid-19 fund

There has not been much need for foodbank requests but the delivery system is proceeding well. A meeting was held with Kathryn Howell (HIE), DO, LK, Liz McNicholl and RW about supporting the shop, as they support the community. DO has asked LK to use some of her hours (role is quiet) to keep up to speed on work RJ, CS and CB are doing. As there may be an opportunity for LK to work further with CCDC.

12. Finances update

AA reported there are no cash flow problems at present. Digital Banking is to be set up by TW. Laptop was requested by CB. This was agreed by the board.

13. AOCB

CTC matters- Coal, gas and fuel will be needed soon and a ferry staying 5-6 hours will be required.

CM raised the issue of the CC making decisions without community consultation and a perceived lack of accountability has been identified. It has been observed that the agenda of the CTMG is being used as a platform to shape the CC's mandate. DO to write a letter to CC requesting that a CCDC director be present at every meeting. LM and CM have offered to go to meetings.