



**Colonsay Community Development Company  
Board Meeting  
Thursday 25<sup>th</sup> March 2021**

**1. Attendance and Apologies**

Board members: Dannie Onn, Andrew Abrahams (treasurer), Sue Dance, Callum Hay, Caitlin McNeill (chair), Liam McNeill (part), William Joll.

Project co-ordinators: Carrie Seymour, Lizzie Keenaghan

Also present: Clare Hay(minutes)

No apologies

**2. Minutes of last meeting.**

Accepted. LM will post on website.

**3. Declarations of Interest**

LK crofting and business innovation grant. CS crofting and business innovation grant.

**4. Projects**

**Scalasaig**

DO thanked CS for her report and said there were three areas to cover: Community Housing Trust offer, updates on funding and Grace Johnstone's (GJ) work. CH asked CS whether TSL could be paid for preliminary works carried out before the contract was signed. CS said the letter of intent had been updated to include TSL preparing the building warrant. An update report has been written for Rachel Cowper for the Inspiring Scotland IGRP fund to show the schedule of construction work as the money assigned for SSE will not be spent by the end of this month as per the original application. DO suggested that it be discussed at the next meeting with J Forbes (JF). CH commented that extra costs must be a liability of the funder not CCDC. CH said he was revisiting the project costs based on CS' report. DO asked if this could be available for the meeting with JF. GJ and LK were invited to be at this meeting if possible. GJ's update was accepted with thanks.

A proposal to buy two of the three building plots at £30k each had been received from the Community Housing Trust (CHT). JF works with the CHT who administer a £130k fund to help families buy plots. The plots would be sold with services, and savings would be made on legal fees, though the savings would be deducted from the plot price. There was some discussion over the possible benefits. CS said that there is no deadline for a decision. CH asked if it would

be possible to defer the decision and keep options open. CH will investigate how this option would affect the financial modelling.

**Action:** CH to update cost model, and include option for plot sales to CHT  
CS/DO to ask CHT to keep plot sales option open, but not progress yet.

DO said RIHF will be reviewing the CCDC bid next week and then will reconfirm with MOWI re their support.

CM reported progress on the diaspora appeal. Di Alexander has had little success so far, but he has more thoughts on who else to try. He was speaking to JF about it.

DO said he checked with Joe Smee about possible CARES funding for preparatory work prior to contract award. JF says they have done this sort of work so queried whether another resource is necessary. This will all be discussed with JF at the meeting on 29<sup>th</sup> March.

### **Baptist Manse**

DO has checked the damp and believes it is centred on the chimney. LK asked whether the board wanted to respond to the temporary accommodation request from the head teacher. DO said that TSL could choose to make their own arrangements, and their need for accommodation, if any, may not be prolonged. LK had spoken to a contact at ABC who said the School House would be ready at the end of April. The head teacher thinks this is unlikely. DO said it was the responsibility of ABC to expedite the work at the house and LK was asked to try to exert pressure. It was noted that an island family (Colm and family) was also in need of temporary accommodation. The board agreed to try to apply pressure to ABC to resolve the School House issue, as teacher accommodation is the responsibility of the council. SD volunteered to explain the CCDC position to the head teacher. Further accommodation possibilities were discussed.

**Action:** SD to contact Headteacher and explain background. DO to contact Colm and Tanya to seek confirmation of their needs.

The display in the Village Hall about the purchase of the Manse had generated little feedback. LK would prepare a consultation plan for the next meeting.

Action LK prepare consultation plan.

### **Moorings**

LK and CH were thanked for their work on the project report and plan. CH clarified that six moorings were now proposed (compared to 10 initially). CH said that it had been very difficult to model projected income, as the comparison sites were so varied. The recommended approach was to start very cautiously, to see how successful the moorings are, before committing to additional investment, but will depend on funders MOWI and HIE agreeing to this change. The board unanimously agreed to this. CH said next steps included meeting funders to discuss the reports and modelling with them. LK had contacted funders and it was anticipated there would be a meeting with them in time to provide a report at the next board meeting.

**Action:** LK to arrange meeting(s) with MOWI, HIE & report to next meeting

## **5. Camping on Colonsay**

Colonsay Community Council had carried out a survey of community views on camping which found that the community was 2:1 in favour of a serviced campsite. DO suggested that the campsite project be revived so long as there was enough resource available to do the work. DO would discuss with staff. DO noted that there could be a rush of visitors after lockdown, and that it would be good to do it if possible. A local crofter might still be interested in helping with camping services. It was noted that there are currently grants specifically to help with the impact of tourism, as well as other funding streams. The community would have to be consulted before taking any proposals further.

## **6. Housing at Port Mhor**

The WHHA report has also gone into the funder for review and is expected to be considered shortly. The board thanked John Oldroyd for his assistance in the site preparatory work. During the work, a clay drainpipe had been fractured. All neighbours who might have an interest in the pipe had been informed and repairs would be carried out as soon as possible and before any other work was done. The CCDC solicitor who has experience in conveyancing croft land will be working on the transfer to WHHA. AA noted the need to check boundaries very carefully to prevent future problems.

## **7. Annual Report /audit/AGM**

DO reported that the audit was complete, the report had been signed and sent back. The board was asked to approve the change of the year end requested by the new accountants from 30<sup>th</sup> March to 31<sup>st</sup> March. The board agreed unanimously. AA would notify the new accountants.

DO suggested that the AGM be held at the end of May, but noted this might need to change, in the event of unexpected circumstances. CM said that OSCR had indicated that if the AGM had been missed last year, it would be possible to hold two AGMs on the same day. The board agreed to work towards holding an AGM at the end of May.

**Action:** DO/CM to plan for double AGM in May, if possible

## **8. Croft Matters**

CM said solicitors had been instructed to begin the land transfer for the WHHA housing. The remaining land is now registered as a croft which has triggered a common grazing letting. There will be a pause while this is advertised for 28 days in the local press. The decrofting of the land for the house for LK and DK has been approved.

Colonsay Estate (CE) is working on mapping the cottages at Uragai for registration. DO is to clarify the boundary with CE.

## **9. Finances**

CH asked for the approval of the board to approach CCDC's new accountant for VAT advice on the Scalasaig build. There might be a cost, but the advice could generate significant savings. The board approved in principle. CH and AA would obtain a quote for advice but not commission any fee-related work without board approval.

**Action:** CH/AA to seek proposal for advice on VAT status, and report to next meeting

## **10. Staffing**

Roz Jewell will be taking unpaid leave until the end of August, and LK has agreed to stay in the post until then. The role of company secretary, currently vacant, was discussed. DO will

circulate the job description provided by Tanya Wren, and discuss it with her. There have been discussions with a member of staff re holiday pay, which DO will continue to find a resolution.

### **11. Colonsay Hotel**

DO has approached the owner to explore a possible community buyout. There is no interest from the owner at present in making special arrangements or in delaying the sale to give time for CCDC to research options.

### **12. Superfast Broadband**

The recent news that superfast broadband would indeed be coming to the island was welcomed. There may need to be a community project to fill any gaps in coverage.

### **13. AOCB**

Scottish government survey on coming out of lockdown was discussed. DO asked whether CCDC should take a view as an organisation. The consensus was that this should be left to individuals, there being no significant impact on CCDC business. Nobody on the board had received a survey form from the public.

The board thanked Richard Buttrick for his generous donation (of £2.5k) to the Business Innovation Grant. The board also thanked David Hobhouse for his donation (of £1.5k).

The SLA from ABC has arrived and there does not seem to be any change. A little extra funding to allow for progress up the pay scales was to be provided, which will be applied subject to holiday pay commitments.

The board wished to minute thanks to Jean Conner, former Accountant to CCDC, who has worked so hard for the CCDC. All contributions to a leaving gift to go to AA.

**Action:** All invited to make donations for Jean Conner (AA's bank details emailed separately)

DO confirmed that he would speak to all the possible tenants for the Manse and would follow up with LK re contact with ABC on the School House works.

**DONM** 29<sup>th</sup> April 7pm