



COLONSAY  
COMMUNITY  
DEVELOPMENT  
COMPANY

**Colonsay Community Development Company Board Meeting  
Public Minutes  
Thursday 12<sup>th</sup> May 2022**

**1. Attendance and Apologies**

Board members: Callum Hay (CH), Danny Onn (DO), Sarah Hobhouse (SH), Helen Mann (HM), William Joll (WJ)

**Apologies:** Carrie Seymour (CS), Lizzie Keenaghan (LK), Caitlin McNeill (CM), Sue Dance (SD), Andrew Abrahams (AA), Liam McNeill (LM)

**2. Minutes and Matters Arising.**

Minutes were approved and signed by DO. There were no matters arising.

**3. Declarations of Interest**

HM: croft matters and campsite

**4. Briefing Note**

Tenders have been received for the Hotel viability study. The tenders are required to support applications to fund the study, as the first step towards deciding if a community bid should be assembled. We have been told meantime there is “serious” interest in the Hotel, although the detail is not known. Many thanks to Chris Nisbet who has led this project.

The Moorings opening date has slipped a little, but is now expected 22<sup>nd</sup> May. CCDC are very grateful to MOWI for their continued support for the project, and their in-kind contribution to installing the moorings. Availability has been advertised nationally. HM confirmed that CalMac will be recommending all visitors seeking moorings in the harbour to moor in Queens Bay instead, to avoid potential conflict with ferry movements.

The results of the consultation on options for the Manse is nearing completion and will be reported to the June Board meeting.

HM will be submitting a Planning Application for the campsite soon, although applications are currently taking longer than the statutory 2 months to process. It is hoped that an early start can be made under permitted development rules (up to 28 days operation) before the application is approved to compensate for any delay. Chris Jewell has been booked to do the site preparatory works around mid-July.

There has been a review of the Business Improvement Grant (BIG) and recipients are being asked for feedback. The recent review and proposed changes for the Community Fund (MOWI Fund) means there is now some overlap..

## 5. Projects

### 5a Scalasaig Housing & Business Units

TSL are back on site, and an on-line meeting had been held earlier today (12<sup>th</sup> May). TSL are proposing to hold future progress meetings in the hall, face-to-face. It was noted that the hall would soon be able to provide more sophisticated equipment for “hybrid” meetings (some attendees in person, other on-line) which may be useful in future.

The application for £50,000 grant from the Quaker Trust for enhanced sustainability features (PV panels etc) has been refused. TSL have been asked for a deadline for when CCDC would need to commit to these additions, if other funding can be secured meantime. CS/DO to research other funding options. DO to contact Martin Winlow in his capacity as Colonsay rep. on the Islay Energy Trust, for advice on possible alternative funding sources.

The Board was asked to approve the addition of porches on each house at a cost to CCDC of £28,400 (MOWI to be billed separately for their houses, if porches required on their houses too). DO said the porches were well designed and in his view would make a positive architectural addition to the properties. The cost was high as the porches would probably require alteration to the roofline on some properties. TSL to be asked for the deadline for a decision. The Board had mixed views, but on balance felt they could not commit because of the implications of a proposed programme change by TSL and the risk of serious financial implications that flowed from it (see next para.)

Unexpectedly, TSL announced a revision to the works programme which could extend completion to September 2023 – about 9-10 months longer than originally proposed. We may have no contractual option but to accept this change, and we may not be entitled to compensation – these issues being reviewed by CCDC advisors.

There followed a detailed discussion of the implications of such a long extension, not least the impact on project financing and how to ensure staff continuity to deliver the project to successfully through to completion (staff grant funding due to finish in March 2023).

In conclusion, the Board felt it must present these new financial risks (including the impact of the Quaker Trust application being refused, and whether or not to add porches) to our funding partners for their decision. While the project budget is still theoretically balanced, the combined effect may result in an overspend, even if CCDC takes out the loan which it was hoping to avoid and uses all planned contingency (£120,000).

The separate Financial Risk paper was not discussed as it was effectively superseded by these developments. CH would re-draft it and circulate as soon as possible

**Actions:**

- CS to seek programme deadlines for PV and porches decisions from TSL
- CS/DO to research other funding options for PV panels
- DO to contact Martin Winlow re. Islay energy Trust advice / support
- CH to re-draft financial risk report
- DO/CH to present financial risks to funding partners for advice / decision

## 6 Asset Management

A report on a recent meeting with WHHA was noted. The report outlined the future relationship between CCDC and WHHA, and set out arrangement for joint management of CCDC's housing.

## 7. Crofts

Registrations were in progress (small boundary corrections, to Colonsay Estate).

WHHA de-crofting at Port Mor is in progress and expected to complete in a few weeks – no delays expected. WHHA works could start in June.

## 8 AOCB

CCDC had formally responded to the ABC consultation on the operation and governance of Community Councils, and (via the Colonsay Community Council) to a CalMac/Transport Scotland consultation on diverting all Colonsay ferry services via Kennacraig in future. Copies of both documents had been previously circulated and were noted.

The community planning work had been delayed due to staff absence, but had now restarted. The next stage is to develop the final questionnaire based on responses received so far, and to arrange dedicated consultations with key stakeholders to ensure their specific views have been captured (e.g. Colonsay Estate, Shop, Pantry, School, Surgery, Trading Co. etc.)

ABC's Roads contractor has visited the island in preparation for the summer works programme, and has met with CCDC, TSL and CalMac. Co-ordination of the work – due to start in mid July - will be done through the Community Council. The work is expected to last about 5 days.

A provisional date of Saturday 2<sup>nd</sup> July was set for the CCDC Annual General Meeting. Agenda to be planned and agreed at June Board meeting.

<b>DONM's</b>	<b>Board:</b>	Thursday 9 <sup>th</sup> June 7.00pm in the village hall
	<b>AGM:</b>	Saturday 2 <sup>nd</sup> July - tbc