



Colonsay Community Development Company Board Meeting

Public Minutes

Thursday 21st July 2022

1. Attendance and Apologies

Board members: Dannie Onn (DO), Sarah Hobhouse (SH), Helen Mann (HM), Callum Hay (CH), Sue Dance (SD)

Community Planning Officer: Caitlin McNeill (CM)

Project Co-ordinators: Carrie Seymour (CS)

Apologies: Liam McNeill (LM), Lizzie Keenaghan (LK), Andrew Abrahams (AA)

Also present: Clare Hay (minutes)

2. Minutes and Matters Arising.

The minutes were accepted and signed by DO. There were no matters arising not covered in the agenda.

3. Declarations of Interest

HM: croft matters, CS: croft matters

4. Election of Officers

DO was elected as chair (proposed by HM, seconded by CH).

CH was elected as treasurer (proposed by DO, seconded by HM)

Clare Hay agreed to continue as minute secretary.

5. Briefing Note

In an update to the briefing note issued, DO said that Mercedes Villalba MSP had visited Colonsay on 9th June. She is on the committee for Rural Affairs and is also interested in how communities are dealing with Net Zero. The rest of the note is available to read in the document pack.

6. Scalasaig report

The project report had been received. SEPA still has concerns over the drainage, and is asking for boreholes to be drilled for monitoring the output from the drainage

system. This would cost £35k. It was surmised that TSL might not put in the basic drainage for phase 2 of the development in this phase as was planned because of these concerns. It was noted that TSL planned to meet SEPA and that it was TSL's responsibility to handle these issues.

DO said that much more progress had been made on the roads needed, and that this was now resolved in principle. DO added that MOWI will need a guarantee for their housing from Premier Guarantee (PG). There was still an issue about the use of compacted stone fill for the base of the foundations which needed to be resolved as PG were not happy about the use of this. PG would be visiting on 4th August to meet TSL. It is TSL's responsibility to resolve PG's concerns.

DO noted that if PG are carrying out inspections at the relevant stages of the build, there could be a saving of £11k on the Clerk of Works (CoW) post. CH said that a CoW would be looking more closely at detail as work progressed. He suggested that a CCDC director be nominated as CoW which leaves the option open.

DO reported that TSL have formally reported that there are upcoming significant cost issues with the build. CCDC have acknowledged these and have agreed to try to help. CCDC have asked TSL for detail of the projected figures and are contacting project fund funders to inform them of these issues.

It was noted that porches and solar panels are in the plan to be provided, though funding is yet to be allocated.

It was noted that TSL could save £80K by crushing some of the stone from Scalasaig to make concreting aggregate,

There were no questions on the report and no decisions required.

7. Campsite

The campsite report had been received. There were no questions and no decisions required.

8. Croft Matters

Regarding adjustment to the Kilchattan crofts boundaries proposed by the crofters on the Wee Croft and Croft 3, it was agreed that the Board should

Agree to email a positive response

Agree to cover any costs due to the change

Agreed that CM should check for any legal action or changes required

All was agreed unanimously.

CM said she had heard nothing from the Crofting Commission to confirm the common grazing lettings.

9. Community Plan

CM had issued a draft version of survey 2 for comment. This would be issued to full time residents, part time residents, and property owners as businesses and key stakeholders had been consulted separately. Some issues such as climate change and improvements to the GP practice were not included as they are automatically high on the priority list. A summary of feedback from the focus groups would be issued on the web site.

The survey would be issued on the Monday after the meeting, with a week to return responses. AA had requested that a question about freight costs be included. CM would try to do this. Everyone would be able to comment on the draft plan. HM thought some context needed to be added to the questionnaire in some areas. CM would incorporate these points . The board agreed that the amended questionnaire could then be issued as planned.

10. Web site

SH reported that the web site was live though not complete, some links needed content. Ownership of the domain name should be moved to West Coast Media. The board agreed that a letter should be sent to Don Cornforth asking that this should be done. SH and DO would send the letter. Content from DO was still required, He agreed to follow up. The price for advertising on the site for businesses and producers was fixed at £50 to the end of March, but would need to be reviewed for future financial years.

AGM minutes would be kept together on the site. It was agreed there should be a page about the directors on the site.

DO offered the board's thanks to SH for all her work on the site.

Action DO, SH letter re domain name, DO content production.

11. Insurance Review

CH said he believed changes to the insurance policy for directors may be required, however he has renewed the policy as it stands, so that there is a policy in place. He will consult directors as to the changes required.

Action CH consult board re changes to policy

12. The board agreed that Lesley McInnes should be approached with a view to her joining the board as a director

Action DO speak to L McInnes

13. AOCB

CH reported that the moorings were performing well against the projected income. He noted a small issue with the bookings page in that bookers were not directed to the information page about the moorings facilities before booking. This meant that bookers may not have the correct expectations about the facility.

SH/LK had designed the flier to advertise the moorings with WCM. The board agreed that £70 could be spent on a print run for circulation.

Regarding registrations of interest for the housing, CM will consolidate the new ones with the list held by CS.

Action CM/CS consolidate lists of prospective tenants.

SH said that more needed to be done towards establishing secure/offsite back ups for CCDC data. CH agreed.

DoNM 18th August 7pm (later updated to 25th Aug 7pm)