



## Colonsay Community Development Company Board Meeting

### DRAFT Public Minutes

Thursday 14 December 2023

Present: William Joll (WJ), Dannie Onn (DO), Darragh Keenaghan (DK), Will Young (WY), Callum Hay (CH), Andrew Abrahams (AA), Lesley McInnes (LM), Lindsay Chalmers (LC)

Apologies: Helen Mann (HM), Lizzie Keenaghan (LK), Carrie Seymour (CS)

#### **1. Minutes of last meeting and matters arising**

Minutes agreed and approved.

#### **2. Declarations of interest**

None

#### **3. Briefing Note**

Circulated prior to the meeting. There were no additions and no questions from the board.

#### **4. CCC Briefing note**

WJ reported that the council tax rise for second home was discussed and after being in touch with Argyll & Bute it is likely that they will be going ahead with double council tax for second homes.

Transport group, David Hobhouse (DH) has written directly to the Scottish Government, asking for financial compensation for the island. (Glasgow Herald will also be running an article.) AA explained the content of DH's letter, WJ to circulate a copy of DH letter to all board members.

#### **5. Scalasaig report**

CS report circulated prior to the meeting. In addition, the board notes that there will be an allocations meeting with CHT in January with the intention that the allocations can be made soon.

The draft lease for the business units has now arrived and will be considered in detail with our solicitor, followed by further discussion with the prospective tenants.

The board approved appointment of a solicitor to review the loan agreement with Argyll and Bute Council.

AA reported complaints from the community about the pecker returning to the site causing noise and disturbance to those living nearby. AA requested that CCDC publish an explanation as to why the drainage wasn't sorted originally – via a notice in the shop as well as a facebook announcement.

## **6. Moorings report**

LK report circulated prior to the meeting. Lizzie Keenaghan (LK) and CH met with MOWI early this week. It was a positive meeting and MOWI have agreed to support the moorings for the next 5 years. MOWI staff have also offered to monitor use during the season.

The recorded payments seem to be lower than anecdotal evidence of use. Ali Geddes offers to add a visual check on the moorings in use at the end of each shift. This will help us to assess whether people are paying or not. CCDC's license allows for a further four moorings. We have no plans to install any more at present, but more detailed information on use may help us to consider this in future.

The estate has refused to agree to a marked footpath between Queens Bay and Scalasaig. DK asked if there is there a case for a public right of way. DO thought not, because there is no established path, but that we might make a case for a Core Path at a review of the Argyll and Bute Council Core Paths Plan. CH suggested Alex Howard (AH) might agree to a temporary path for one year to see how it works out. DO said that the intended license from the Estate was always going to be for a fixed term. DO will ask Alex Howard again and if he continues to say no, we will find alternative ways to advertise the route for the new season. CH suggested a GPS route on the CCDC website, giving exact location of the 'path' between the two. We will review this after a response from the Estate.

## **7. Old Baptist Manse report**

LK report circulated prior to the meeting. LK asks whether the board think the bathroom repairs are needed before CCDC has any grant money (£5,000), other grant funding sources are being investigated. CH stressed that as landlords we should be repairing the bathroom and have an obligation to do the repairs. All agreed that LK ask Chris Jewell to undertake the bathroom repairs.

Also, the track up to the house needs repair, LK is to approach local people to ask if they can contribute their time, machinery and expertise to help with maintenance for this community asset.

Future developments for the Manse, developing the plot either for further accommodation, and/or business use. Two architect firms have offered their time to look at developments, therefore, CCDC now at the point where they must produce a clear brief.

A range of views were discussed. DK thought only one house, but with maybe a garden shed/office, small scale workshop. CH thought that grants may be difficult to achieve for the project. To look at how to rent the property out to maximise the income. WJ and WY both thought that only one house should be on the site. AA & LM thought that it could be used to bring a new person/family to the island as a stepping stone to finding permanent employment and accommodation. Maximising income through summer letting was not considered appropriate for the company.

Because the existing tenants will be there for the next year or two, it gives time to consider these things, however, making the house greener should also be part of the brief. Do and LK to progress the briefing and report further to the board.

## **8. Ben Sgoiltaire Croft**

DK report circulated prior to the meeting. The Scottish Land Fund (SLF) has approved a stage 1 award to carry out the study into the feasibility and benefits of acquiring the property. Two tenders have been received for valuing the site. These have been analysed and Duncan MacPherson has

been appointed. A valuation and site inspection will be carried out on 11 January. DK to get feedback from the community on CCDC obtaining thecroft for the community. That will be needed to make a Stage 2 application to SLF in March.

There is a formal agreement drawn up, to be signed next week, between Danny and Barbara Hamilton and CCDC. They have agreed to hibernate marketing of the property until the end of January. A further meeting will be held with them to consider next steps. DK and CH have looked at possible finances for running thecroft. CH is nervous about taking loans out, and looking for other funding sources should be investigated. WY reminded the board that there is money available from the Colonsay and Oronsay Community Fund.

The board agreed to continue with this project. DK will report to the next board with progress on the business plan and valuation.

DO thanked DK for all his work.

### **9. Audit and Accounts**

The audit is now complete, with no complications, CH has applied for an extension for presenting the accounts to OSCR. We are likely to need an EGM in January to present the accounts to the public.

DO thanked CH and Tanya Wren for all their work in getting these accounts through the new requirements.

### **10. Colonsay Village Hall**

An EGM is being held on Saturday to discuss the losses made by the hall, its underuse, and the need for more committee members. DO reminded all of his position as acting chair of the hall committee and the long term ambition for a community hub on Colonsay which might include the hall becoming part of a wider community owned asset. The board agreed that CCDC has no capacity to take on another asset of development project at the present time.

### **11. AOCB**

**Ebikes:** CH reports that funding has been returned. The grant scheme has been continued but we have missed the deadline for this year. The board agreed that we reconsider making another bid in 2024.

**Island Profile:** LK has worked on questionnaires to put to the community and how to present the information gathered. Copies have been circulated to directors for comment. Directors should respond directly to LK with any thoughts on her draft documents. LK to bring finalised questionnaire to the February board meeting.

**Campsite:** DO reports that A&BC planning officer asked for further information just last week. They require evidence of landlord's approval for a passing place on the access road. DO confirmed this in writing. HM is hoping for planning approval in January.

**Accommodation for the School Staff:** The board is aware that two members of school staff have recently lost their home. They have temporary accommodation through Colonsay Estate until the next holiday season starts but nothing thereafter. The board noted that the new housing at Scalasaig should continue to be let in accordance with the policy and allocated by CHT on our behalf. We also note that there is additional demand which will be unmet by the houses being completed. On a positive note, allocation of the new houses might free up other opportunities, but the board agreed

that we should consider all possible means to provide additional housing and press on with phase 1b of the Scalasaig site as soon as possible.

DONM

Thursday 18<sup>th</sup> January 2023

DRAFT