



CCDC Board Meeting 18th January 2024

Document Pack

Public

Please note that not all items on the agenda have supporting papers

Confidential items (e.g. relating to staffing) are not published in public



Board Meeting

Thursday 18 January 2024 at 7pm – Colonsay Village Hall and by Zoom

Please note that times are approximate.

Agenda

Public

- | | | | |
|-----|-------|---|--------|
| 1. | 19:00 | Attendance and apologies | |
| 2. | 19:02 | Minutes of last meeting and matters arising | |
| 3. | 19:05 | Declarations of interest | |
| 4. | 19:06 | Briefing Note | Dannie |
| 5. | 19:10 | Scalasaig report | Carrie |
| 6. | 19:20 | Campsite update | Lizzie |
| 7. | 19:25 | Bookshop | Dannie |
| 8. | 19:30 | Audit and Accounts and EGM | Callum |
| 9. | 19:35 | Future agendas and planning | Dannie |
| 10. | 19:40 | AOCB | |

DONM

Private

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|-----|-------|---|--------|
| 11. | 19:50 | Minutes of last meeting and matters arising | |
| 12. | 19:52 | Declarations of interest | |
| 13. | 19:53 | CR2B update | Linsay |
| 14. | 20:00 | Scalasaig (confidential) | Carrie |
| 15. | 20:10 | Port Mor update | Dannie |
| 16. | 20:15 | Real Living Wage | Dannie |
| 17. | 20:20 | AOCB | |



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 the croft 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 the croft. 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 or 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 18th January 2023

DRAFT



GENERAL BRIEFING NOTE - January 2024

Beinn Sgoiltaire Croft

The opportunity to acquire the house and croft for the community has taken another step forward with the visit of the valuer and business consultant last week. We expect a valuation to be sent next week. At that point we can discuss the idea again with Danny and Barbara Hamilton. The business plan should be delivered in March and, if all looks good, we can then apply for SLF stage 2 funding to purchase the property.

We understand that current funding pots are increasingly constrained, and we thank Danny and Barbara for giving us the opportunity. We think that the potential of this site is of such benefit to our ambitions that the effort is worth the risk. The board will be kept informed as matters progress.

Old Baptist Manse update

The board has approved the repair of the access track and the bathroom (including the floor). Unfortunately, the funding application to Screwfix has failed. We will continue to look for funding, but the work must be done anyway. We are therefore contacting contractors for the road works as advised by the board. The groundwork contractors for our Scalasaig site may be returning to the island of other work and we will seek a price from them too. Once the track is done, we can instruct Chris Jewell to complete the internal repairs.

Chris Walker is coming to the island shortly and we will keep him up to date with progress on the redevelopment of the Old Manse. We have advised that the temporary tenants are likely to be living there for another year at least.

STV filming our housing projects

STV propose to come to Colonsay in the next few weeks to film our new housing development, discuss the issues here with Carrie (and maybe Dannie), and interview some of the applicants for the new housing. Dannie will circulate details and timing to the board when they are fixed.

Moorings update

MOWI have now brought the mooring buoys ashore, dropped the chains and put in the winter buoys. The buoys are temporarily stored at the community garden car park, with the kind permission of the garden group. In future years we hope to be able to store these on our own land.

Tags to provide additional information as a way of encouraging payment have been ordered and these will be fixed in time for the re-opening in March/April.

Directors may recall that we have asked Alex Howard if he will now reconsider a license for a path to Queens Bay. Dannie wrote to him again on 20 December and sent a reminder on Tuesday this week. To date there has been no reply. We now propose to indicate a suitable route on our website moorings page and return the Paths for All grant.

Dannie Onn

PROJECT REPORT – Scalasaig Development

<i>Project</i>	Scalasaig Development		
<i>Report Compiled by</i>	Caroline Seymour		
<i>Reporting Period</i>	December 2024		
<i>Project Status</i>	Previous Status:		Current Status:

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

TSL UPDATE (From TSL)

“James Harley is the new site manager.

Business Units

- *We now have confirmed connection dates from SSE, this should trigger the Generating of Mpans- we will forward as soon as available. James Harley is working through Scottish power Proformas/ contracts for Meter Installation*
- *SW connection aimed at end February*
- *Looking at Business Units Handover **w/c 4th March***
- *There will be a service track through the road at the Distillery to the Units, we will type 1 temporary surface and maintain until the tarring operation for the houses, Early to Mid may.*

Houses

- *SSE connection date now tied in which should be generating Mpans- we will chase and issue once available. Once again James is dealing with Scottish Power proformas etc and will come back with any queries*
- *All other services are fine at this point*
- *Handover aimed at **10th June***

We will be chasing Mpans with SSE and meter install dates with Scottish Power over the next week and ongoing, there is still concern about meter Install dates, alongside the usual Ferries and weather.”

Next TSL Progress meeting is scheduled for Tuesday 23rd January.

Funding update - PRIVATE

PROJECT REPORT – Scalasaig Development

Argyll & Bute Council Loan

The ABC Loan is for cashflow purposes, to cover the period up to sale of the 2 houses and plots and until the planned long term loan with Ecology Bank is finalised. It now seems likely we will only need to draw down some of the ABC loan, and for a much shorter period than originally anticipated.

Harper Macleod have been engaged to review the ABC loan before we sign the agreement. I need to contact ABC to confirm what their intention is with the Standard Security and whether we need to have a ranking agreement with SG if the SS is to be over the same plots.

Deed of Conditions

The Deed of Conditions is nearly complete. The mapping is just being drawn up with the final amendments. The draft document will be shared with interested parties before being registered. The registration process only takes a couple of days but needs to be done before any houses are sold.

ALLOCATIONS - PRIVATE

Business Units

We have received a draft lease from the solicitors. Lizzie and Dannie have been working through it and will be going back to the solicitor this week with any queries and amendments. An extension on the funding can be given until mid March.

Housing Management

Myself and Helen met on 16th Jan to review the current position with regard to the housing management post handover. Helen has been developing policies to cover the tenancy agreement and associated documentation. I am going to progress with how the maintenance of the properties will be handled. Helen advised that since May last year, a sub-division of ACHA called Argyll Homes for All covers the maintenance for all ACHA and WHHA housing on Colonsay. I will set up a meeting with them to see if we can sign up to this and what cost would be involved.

Other items still to be considered:

- Rental rates
- Bank Accounts
- Communication process – who and how do tenants communicate with CCDC (Service Point?)
- Call / incident logging (other than maintenance)

2. KEY ISSUES

None



PROJECT REPORT – Scalasaig Development

3. FORMAL APPROVALS / DECISIONS REQUIRED

None

4. NEXT REPORTING PERIOD ACTIVITIES

- Continue to work with CHT regarding RHB v NSSE
- Review and sign-off loan agreement with Argyll & Bute Council
- Finalise business unit leases.
- Confirm rental allocations with CHT
- Confirm ABC loan terms
- Finalise Deed of Conditions and MOWI Heads of Terms
- Progress Standard Security with Scottish Government
- Progress Housing Management processes and procedures

5. APPENDICES

None