COLONSAY COMMUNITY DEVELOPMENT COMPANY

CCDC Board Meeting
30th August 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

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board Meeting

Friday 30 August 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	Monthly Bulletin	Dannie
5.	19:10	Scalasaig report	Carrie
6.	19:25	Housing Management update	Helen
7.	19:30	Carbon Neutral Island report	Darragh
8.	19:35	Port Mor update	Dannie
9.	19:40	Annual Accounts and reporting	Callum
10.	19:45	Website and social media	Dannie
11.	19:50	AGM	Dannie
12.	19:55	AOCB	

DONM

Private

13.	20:00	Minutes of last meeting and matters arising	
14.	20:01	Declarations of interest	
15.	20:02	Scalasaig (confidential)	Carrie/ Callum
16.	20:10	Ben Sgoiltaire finances	Darragh
17.	20:15	Surf Awards	Dannie/ Will
18.	20:20	Board changes	Dannie
19.	20:25	AOCB	

CCDC Board Meeting

Wednesday 17th July 2024

Public Minutes

Attendance: Dannie Onn (DO), Callum Hay (CH), Darragh Keenaghan (DK), Will Young (WY), Linsay Chalmers (LC), Helen Mann (HM), Andrew Abrahams (AA)

Apologies: Lesley MacInnes (LM), Willie Joll (WJ), Carrie Seymour (CS), Lizzie Keenaghan (LK)

Minutes of the Last Meeting and matters arising:

Minutes of last meeting approved.

Declarations of Interest:

HM – croft, housing, Port Mor track

Monthly Bulletin:

Circulated prior to the meeting. DO has introduced a new system to streamline the process and to keep the community better informed. The Board briefing will become the Monthly Bulletin for circulation after the meeting once the board is happy with the content and that we comply with data protection regulations. This new approach may lead to some duplication with reports elsewhere on the agenda but will be more efficient overall.

The Board is happy for this edition to be published.

One update to the bulletin is that work has now started at Port Mor.

Scalasaig Report:

Circulated prior to the meeting. There is an issue with the i-mist system and the plumbing that needs to be addressed and the sign-off by Building Control has not been scheduled in time. Therefore, TSL have delayed the handover until late August. This might cause further hardship and cost for the new tenants and owners. Following pressure from us via Douglas Whyte and with the support of Cllr MacFadzean, A&B Building Control are now hoping to inspect on 1 August. This could bring handover closer.

CCDC are to order bins for the rented housing and check whether we have a responsibility for MOWI or sale property bins.

Advise from LM - Allocations part of the report should be in private and not public – this has been moved to the private also names to be taken out of all public documents including the briefing about to be published.

Press release – has been agreed with CHT and will go ahead. CS and DO to be the first and second point of contacts.

Housing Management Report:

HM reported that everything is up to date and ready to go – we are just awaiting the date of handover. DO thanked HM for all her work.

Tourism Report:

Circulated prior to the meeting. Should the Board be involved in Tourism? DO spoke about CCDC's objectives and the ambitions to rebalance the demography and the economy in support of a sustainable community here. The board felt that tourism should not be something that CCDC get involved in, as we have limited capacity for new projects, and it does not meet the prime objectives. We are delivering tourism projects (campsite and moorings) and should be alert to new opportunities that strengthen the community. The board recognises that economic security through tourism is something that the island relies on. A better understanding based on statistics and data showing the tourist economic contribution could be reached through our profiling project. The board conclude that there should be no direct action other than review the questionnaire for the island profile and to review again in 6 months' time. DO/ CH will share the report and our position with the CCC and report back to the board at a future meeting.

Net Zero Report:

Circulated prior to the meeting. CCDC have been directly approached and asked if we would like to take part in the next phase. CH set out some background. A key consideration is that we will be obliged to work to wards a net zero plan if we are to attract mainstream funding in the future

The board considered the advantages and the potential resource implications. We agreed that CCC and CCDC should work together if we are accepted for funding for the next phase. This report can be shared with them asap. DK pointed out that adaptation to climate change can also be considered and that the plans had been very successful on other islands. There would be a short timescale as any funding from SG would need to be spent before the end of March 2025. One option could be to employ someone locally, or off island, which could be a student or graduate placement. The programme might provide some funding which we could seek to match elsewhere. CH/ DK 2022

report had been prepared using Mike Berners-Lee's expertise and he could be asked if he would help further.

The board agrees in principle to engage with the CCC, sharing this report, to agree to take part if offered, and that we must involve the community at the first stage.

Website and Social Media:

As part of the website project, Sarah Hobhouse (SH) is proposing we match social media feeds to the website –e.g. instragram and facebook. She suggests 'Colonsay Matters' as the name for these. SH is happy to continue managing the website and social media feeds if the board agrees.

The board discussed the merits and issues with social media. Concerns were raised about unhelpful or unpleasant posts; how to control or moderate posts; the time and commitment involved; and the need for such exposure. We are not selling anything but raising awareness of our work and that of our funders would be valuable. We should not rely solely on social media for communications because many islanders do not use it.

If we go ahead, LC has experience of this with CLS and would be happy to mentor those with access. CLS operate one platform that then feeds into more than one social media feed, which might make updating easier.

It is agreed that a director and one or two members of staff, have access to these feeds if possible. The board is grateful for all the work SH has done and in principle agrees. However, the board does not fully understand how this will all work and be managed. CH and DO to take this forward with SH and report back to the board.

Play Park:

WJ has discussed the failure of the play equipment, despite still being within warranty. William Joll (WJ) has met with Tanya Wren to discuss. CCDC were the conduit to installing the play park equipment and may have a role in going back to the supplier under warranty and in raising funds if replacement equipment is needed. However, the board thinks that we do not currently have the resources to take a role in managing the playpark.

AOCB:

Jenni Minto has had to cancel her meeting this week due to illness – a new date to be arranged.

DONM:

Thursday 29th August 2024 at 7pm.

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Monthly Bulletin - 27 August 2024

Please contact CCDC if you would like further information on these topics.

Scalasaig developments

Handover of our new developments at Scalasaig has unfortunately been delayed a little longer. The construction is practically complete, but we await sign-off from Building Control. The handover is now likely to be in September. We are keeping future tenants informed and hope that it isn't causing too much inconvenience.

The good news is we have been able to allocate the houses for rent and the business units. A MOWI delegation met with CCDC two weeks ago to view their crew houses. They seemed delighted with what they saw and are keen to get possession so they can fit out for use. Negotiations for sale of one of the low-cost homes is well under way and we have strong interest in the other. It will be a mix of delight and relief when we finally get people living at An Faire Mor.

We are planning a celebratory event in early October and hope as many of you as possible will be able to join us.

Beinn Sgoiltaire Croft

As you may know by now, the application for SLF funding has been approved and CCDC is able to make a formal offer to Danny and Barbara. It has taken a little longer than expected, but we thank them for their patience and for their commitment to keeping the croft together to provide an opportunity for others to make a life here. CCDC will keep you informed as the purchase process moves forward, when the opportunity is advertised and when we allocate this family sized home. We will also do what we can to make sure that the Hamilton's move to a new home is as stress-free as possible.

Port Mor Housing

We are delighted to note that work is now back underway on the West Highland HA development at Port Mor. TSL were appointed to construct the road improvements required by the Argyll and Bute planning permission under servitude rights agreed with

CCDC and Rhona as the relevant landowners. CCDC were able to make a substantial contribution to the project because of the benefit of the works to the planning requirements of other developments on the community-owned crofts, to support our project to restore the harbour at Port Mor, and to meet the immediate repair obligations of CCDC and the other road users.

We understand that construction of the houses will be delayed until the better weather next spring and will keep you posted as things move forward.

It is noteworthy that the new homes at Scalasaig, those at Port Mor, and with three new croft houses on community land, the number of permanently occupied homes will once again exceed the number of holiday properties. This is a significant step on the journey to a sustainable community as outlined in our shared Community Plan.

Ronnie Macrae and CHT

The land acquisition and developments at Scalasaig would not have been possible without the support of Communities Housing Trust and in particular their CEO, Ronnie MacRae. Ronnie held our hand through the difficult land negotiations and encouraged us to believe that community-led housing would succeed and be transformative for the community living on Colonsay.

Ronnie has now retired from CHT. We will miss his wisdom and guidance.

Meanwhile, CHT continue to be our agents for the finalisation of the construction contract and defects period. At the same time, CHT have commissioned a review of their organisation and put in place a temporary replacement for Ronnie's role. We have contributed to the review through an interview. No doubt we will keep a close friendship with CHT as we move forward.

Jenni Minto visit

Unfortunately, Jenni had to postpone her July visit to Colonsay because she caught covid. She has now re-arranged for 17 October. CCDC will be holding a meeting with her to discuss our work, and she will be holding a surgery for her constituents during the morning. Further notices will be given in due course.

Dannie Onn

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Scalasaig Development

Project	Scalasaig Development			
Report Compiled by	Darragh Keenaghan			
Reporting Period	August 2024			
Project Status	Previous Status:		Current Status:	

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

1.1. Scottish Land Fund (SLF) grant awarded - £395,000 towards the capital costs of purchase for Ben Sgoiltaire house and associated croft.
1.2. SLF grant letter has been signed and returned
1.3. Colonsay and Oronsay Community Fund (COCF) have also awarded £10,000 towards the project. This funding really helped to demonstrate to the SLF that there is broad community support for the project.

2. KEY ISSUES

2.1. Additional grant and loan finance may be required to cover legal fees and other acquisition costs. Options are being explored – PRIVATE
2.2. Conversations with the Scottish Crofting Federation indicate there is strong demand for crofts and crofting properties, particularly among young aspiring crofters.

3. FORMAL APPROVALS / DECISIONS REQUIRED

PRIVATE

4. NEXT REPORTING PERIOD ACTIVITIES

4.1. Next period will involve securing additional loan finance (if required), appointing a solicitor, and making a formal offer to the sellers.
4.2. Drafting of allocations policy for both the house and the croft
4.3. Preparing to advertise the opportunity once the sale has been finalised

5. APPENDICES

PRIVATE