Colonsay Community Development Company

Colonsay Trading Company

COLONSAY
COMMUNITY
DEVELOPMENT
COMPANY

Annual General

Meeting 2024

Agenda

- Attendance and apologies
- Minutes of previous Annual General Meeting (23rd September 2023)
  - And EGM 8th February 2024 to approve accounts
- Introductions
- Chair’s report & projects update
- Treasurer’s report
- Election of directors

Introductions

Directors (current)

- Dannie Onn – Chair
- Callum Hay – Treasurer
- Andrew Abrahams
- Willie Joll
- Darragh Keenaghan
- Helen Mann
- Will Young
- vacancy

Co-opted Directors

- Linsay Chalmers
  - Community Land Scotland
- Lesley McInnes
  - Former CEO, WHHA

All Directors are voluntary / unpaid

Introductions

Staff (current)

- Kirsty McAllister – Service Point
- Lizzie Keenaghan – Project Co-ordinator (job share)
- Carrie Seymour - Project Co-ordinator (job share)
- Maggie Fay – Project Officer, Carbon Neutral Islands

Chair’s report

- Projects
  - Delivering the new 2022 Community Plan
  - Project scoping – what next?
  - Opportunity projects

- Management
  - Island profiling
  - Service point
  - Capacity planning – becoming asset managers

Projects

- Scalasaig Housing
  - Mixed tenure

- Progress
  - Delivered November 2024
  - Allocations complete, tenants in !
  - 1 of the 2 houses not yet sold
  - 12-month snagging period
  - Finalising contract close

Projects

- Scalasaig Housing and Business Units
  - Shortlisted for 2024 SURF awards
  - Judges visited October 2024
    - Met with CCDC staff and directors
    - Met prospective tenants
  - Housing & regeneration category
  - Made top 3

Projects

- Scalasaig Business Units
  - Delivered November 2024
  - First tenants in !
  - 1 of the 2 units not yet taken
  - Reviewing options
  - 12-month snagging period
  - Finalising contract close

Projects

- Campsite
  - Technically, not a CCDC project
    - In kind project management support
    - Funding conduit
  - Low key, basic facilities, wild camping experience
  - Trialled in 2024, now ready
  - Awaiting final planning approval
  - Operational for 2025 season

Projects

- Moorings
  - Opened May 2022
  - Exceeded expectations, despite limited advertising
  - 2023 season showed 40% increase in income
  - 2024 season similar to 2024
    - Use may have peaked?
  - Path waymarking still not possible – waiting on Colonsay Estate approval. Grant funding for path improvement lapsed, and had to be returned
  - Continuing in-kind support from MOWI

Projects

- Manse
  - Let to Colonsay family
  - Budget surplus
  - Plan to start renovation / upgrade project in 2025 once vacated

Projects

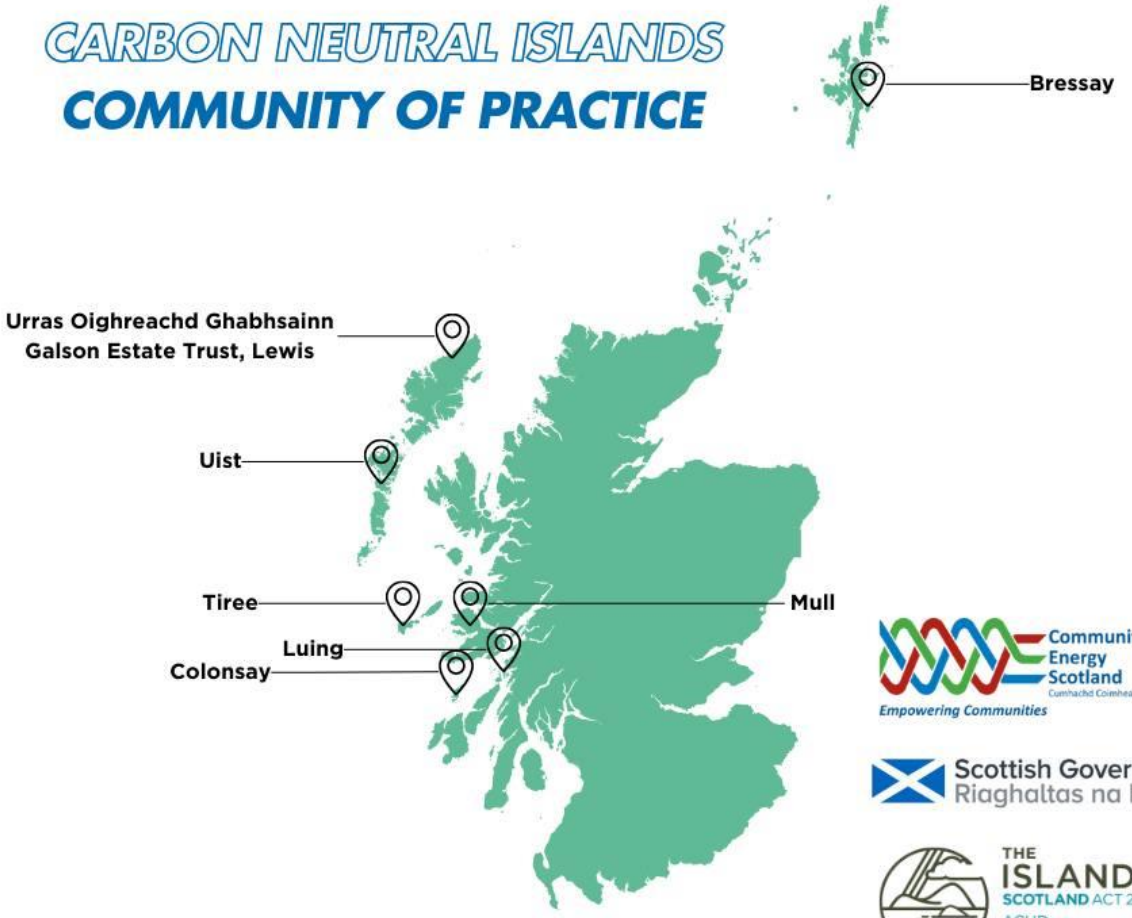
- Filling Station
  - Planned conversion to pay-at-pump
    - New pump and integrated payment terminal
    - New cabin on the forecourt
  - Will become independent of the Island Shop
  - Modelled on similar projects on Tiree and Jura
  - Grant funding identified – awaiting confirmation
  - Operational hours to be agreed – regulatory issues
  - Planning approval expected Jan/Feb 2025
  - Installation March 2025

Projects

- Coal Righ
  - Notice to quit by end March 2025
    - Owned by Colonsay Estate
    - Historically has been provided free of charge
  - New sites for coal and gas storage identified
  - Planned re-location March 2025

Projects

- Carbon Neutral Islands
  - Initial project to March 2025
  - Funded by CES
  - One of 7 islands, in 2nd phase
  - First steps towards net-zero
    - Colonsay carbon audit
    - Community action plan
    - HES energy assessments
  - Follow-on projects expected
  - Event planned in February 2025



Projects

- E-Bikes - cancelled
  - Originally planned for 2022/23, then 2023/24
  - Difficulties with meeting funders requirements
    - Insurance – staff qualifications / bike storage
  - Full grant funding had to be returned
  - No grant awards made in 2023/24
  - Grant funding now from HiTrans / local Councils
    - Seeking confirmation / eligibility
    - Reconfigure project to match new grant criteria
    - Re-launch in 2025/26?

Projects - Scoping

- Looking ahead to new projects

  - Manse and site development
  - Housing phase 1a
  - Port Mor harbour restoration
  - Local place plan
  - Carbon Neutral Islands – follow up
  - Re-launch e-bikes project
  - New projects/priorities: Island Profiling
  - Uragaig croft

Management

- Community Plan
  - A 10-year plan, from 2022
  - Sets broad direction and community priorities
  - Developed with key input from community & business surveys and discussion groups
  - Progress: -

Colonsay 2022/23 Community Plan: Projects		Year									%	Resources Required			
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Complete	£££	Staff	Land	Premises
Housing Strategy	Deliver Scalasaig Phase 1				delayed hand-over Nov '24							100%				
Scalasaig Phase 2	Initial planning											-		✓		
	Review demand after WHHA Port Mor											-		✓		
	Develop proposals / seek funding											-	✓	✓		
	Delivery											-	✓	✓		
Community Hub	Scoping											-		✓		
	Develop proposals / seek funding											-	✓	✓		
	Delivery											-	✓	✓	✓	✓
Local Produce Plan	Explore potential in CNI project											-		✓		
	Develop proposals / seek funding											-	✓	✓		
Business Support Programme	Initial discussions											100%		✓		
	Explore with Island Profiling											-		✓		
	Develop proposals / seek funding											-	✓	✓		
Transport Group	Set up group				Now a sub-group of Community Council							100%		✓		
	Develop relationships: CalMac & HebAir				1st on-site CalMac meeting Aug '24							100%		✓		
	Lobby / influence change											-		✓		
Budget accomodation (trades)	Linked to Scalasaig Phase 2											-		✓	✓	✓
Community co-ordinator / manager	Seek funding from Apr 2025											-	✓	✓		
Local energy audit	Included in CNI Project											25%	✓	✓		
Community-owned shop	Initial scoping work complete											100%		✓		
	Shop sold to commercial operator				project no longer active - shop sold							100%				
Port Mor harbour	Initial scoping											100%		✓		
	Restart once Port Mor access road complete											-	✓	✓		
	Develop proposals / seek funding											-	✓	✓		
	Delivery											-	✓	✓	✓	
Ranger	Review requirements & funding options											-		✓		
Local produce market	Explore potential in CNI project											-		✓		
	Develop options / proposals											-		✓		
Local place plan	Develop plan and submit to AB Council				Deadline: May 2025							25%		✓		
Land	Negotiate land purchase for community projects											-	✓	✓	✓	✓

Now

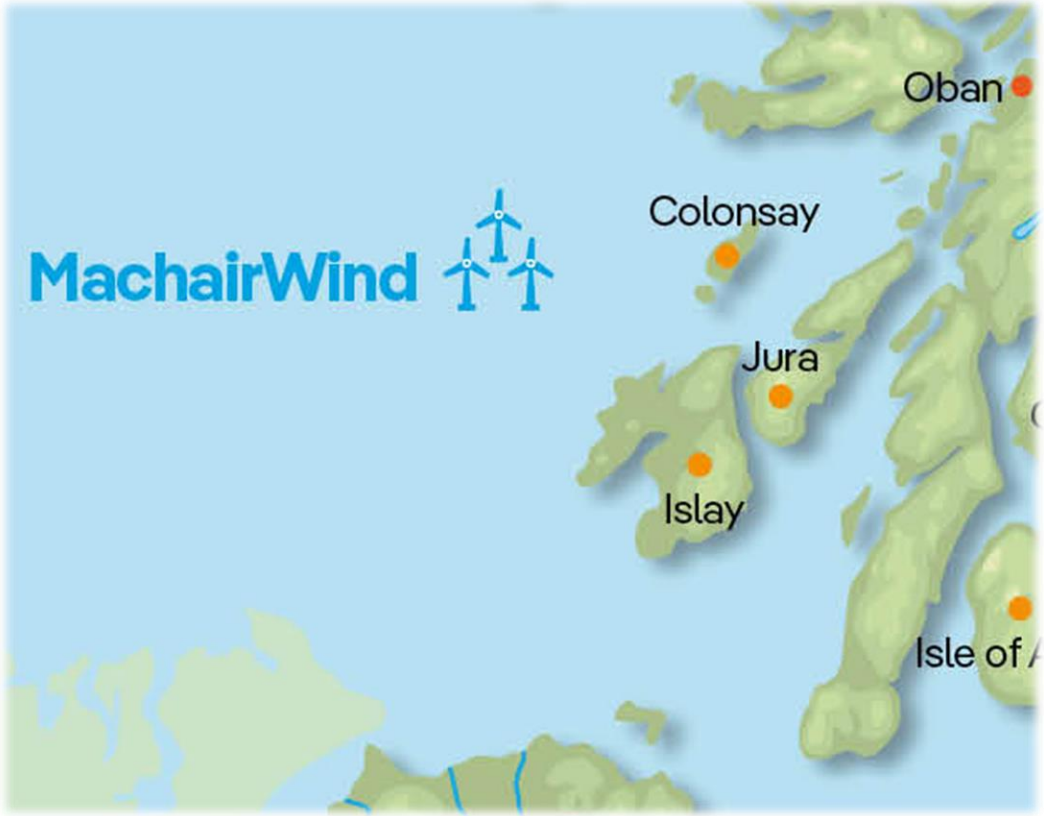
Management

- CCDC becoming an Asset Manager
  - Rapid change from 2021 -2024
    - LDO to Project co-ordinator – (funded until 2025)
    - Less project management, more asset management
  - Board
    - ‘Employee’ directors not sustainable long term
    - Co-opted expertise invaluable
  - Further capacity building
    - Company review – learning from others - forward planning - strategy
    - Policy development – housing, staffing (inc Fair Work)
  - Funding a charity/business manager

Management

- Machair Windfarm
  - Scottish Power Renewables have won option for Machair site
  - 2GW peak output – significant impact on our views to the west
  - 10 year development programme – early surveys starting now

  - CCDC/CCC joint working
  - Memorandum of Understanding with SPR
  - Seeking community benefit linked to community plan

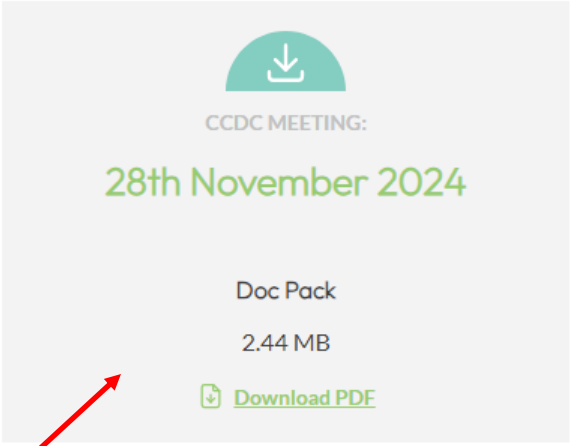


Chair’s Report

A busy, but very successful year!

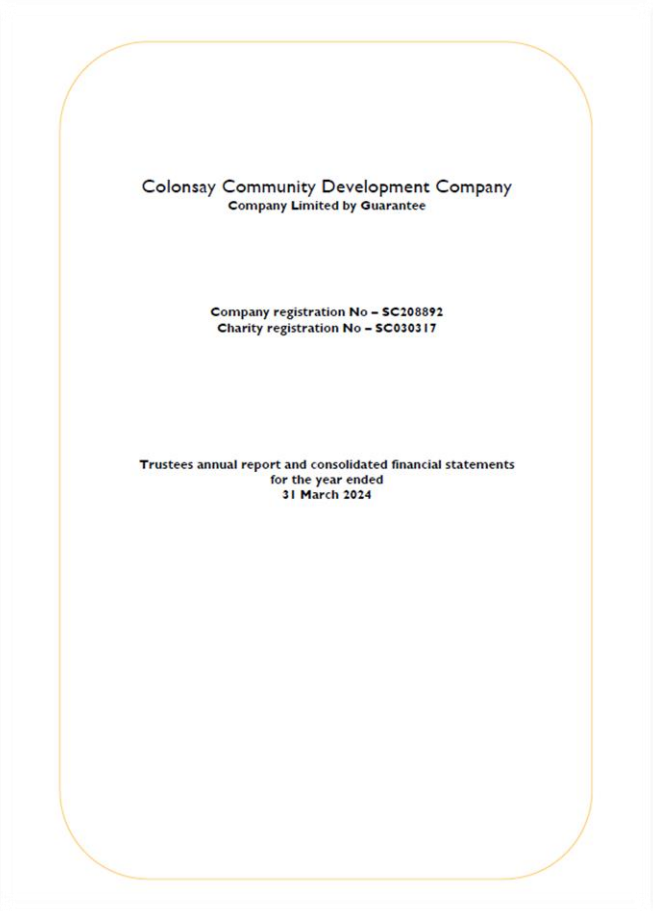
Treasurers report

- 2023/24 Audit and Annual Accounts
  - Requirement for CCDC to present accounts at AGM
  - Fewer firms able to audit – estimated 30% reduction
    - Impacting businesses and public sector across UK
    - CCDC needs specialist auditor familiar with charities
    - Many audits delayed and later than usual – including ours
  - Available for download on website (November “Doc Pack”)
  - Paper copy in Service Point
  - Some paper copies here today, and on demand



Treasurers report

- Overview
  - CCDC finances again dominated by Scalasaig project
    - Project delayed, but on budget
    - Funders have reviewed case for special payment for exceptional Covid and Brexit-related cost increases, outwith fixed-price contract
    - Bridging loan facility agreed with Argyll & Bute Council
  - Unqualified accounts and audit report ✓
  - CCDC a “going concern” ✓



Colonsay Community Development Company
Company Limited by Guarantee

Company registration No – SC208892
Charity registration No – SC030317

Trustees annual report and consolidated financial statements
for the year ended
31 March 2024

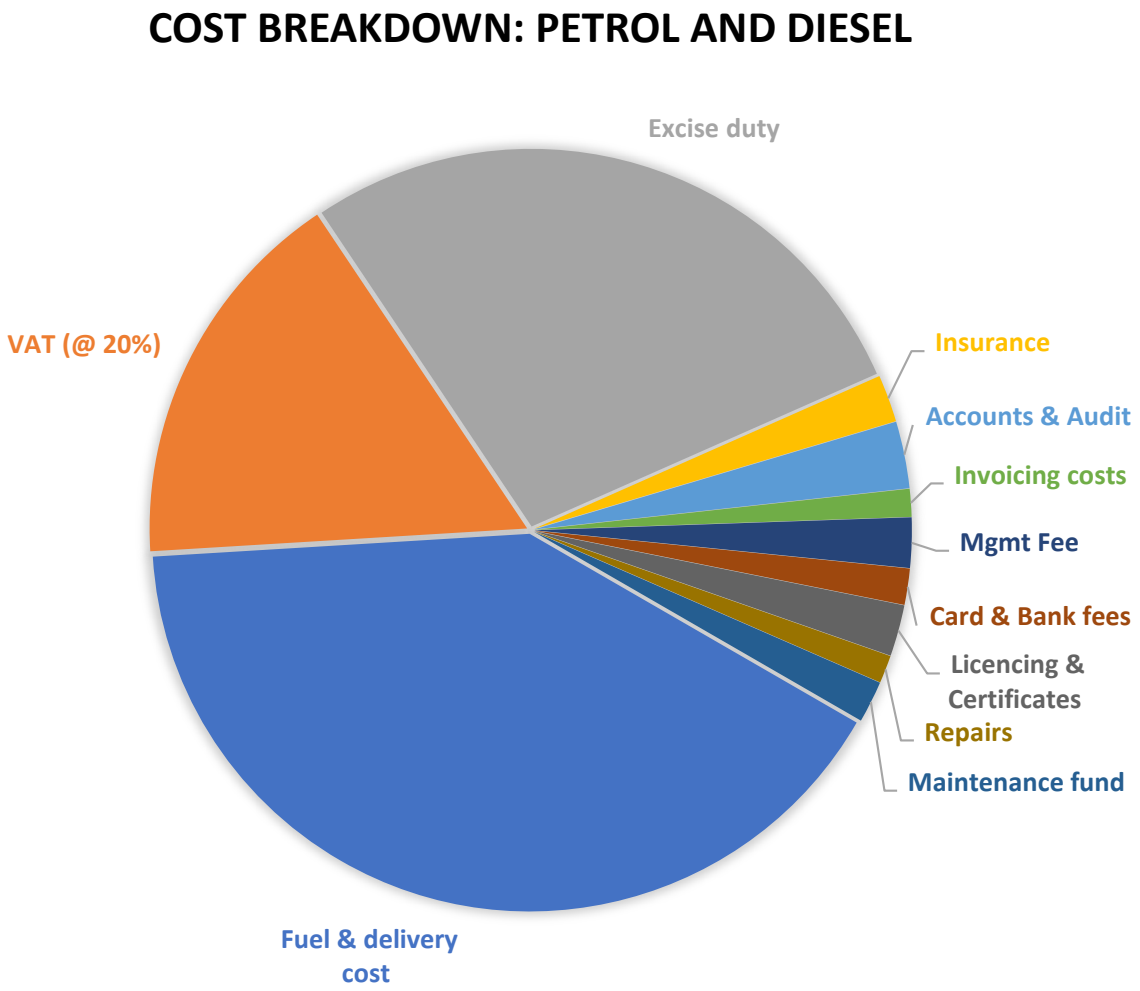
Treasurers report - CCDC

- <u>CCDC Core / “Back Office”</u>
  - Support the Service Point for ABC
    - ABC Grant: premises, costs, admin staff
  - Project Development / Coordination
    - 2 x job share, HIE funded
    - CNI project officer – CES funded
  - Professional / service costs
    - Accountancy, audit, legal, banking, payroll
    - Card payments, invoicing, bookkeeping
    - IT, insurance
  - CCDC provided 3 jobs / 1 FTE, worth c. £ 31,000 to Colonsay economy
  - Substantial unpaid input from Directors and others, worth at least 1 FTE

Treasurers report – Trading 2023/24

- <u>Trading Company</u>
  - Break-even ✓
  - CCDC no longer taking a “profit”
  - Turnover £80,164
  - Tiny, for a fuel retailer
  - High fixed costs - high prices

  - Volunteer led
  - Collaboration with Island Shop



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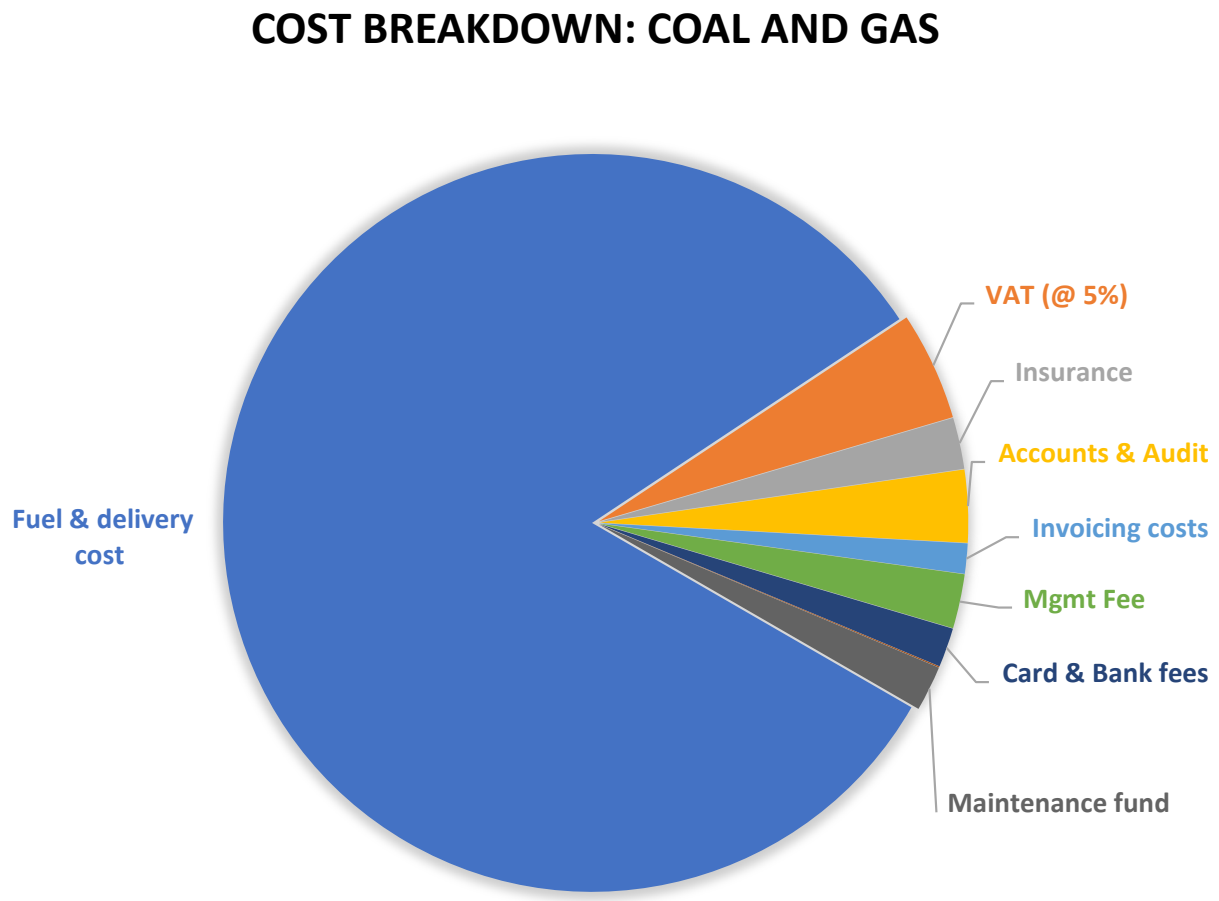
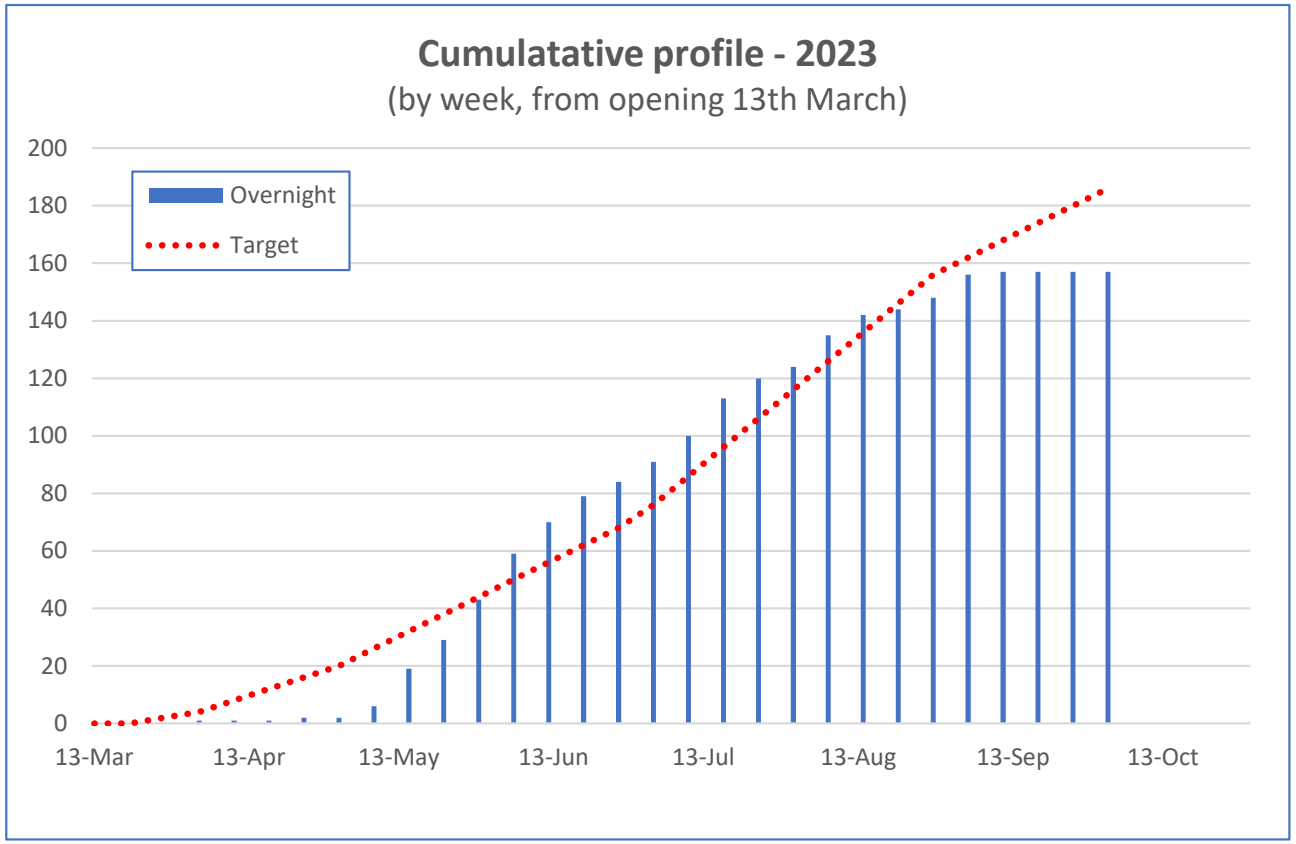


Treasurers report – Assets 2023/24

- <u>Community Moorings</u>
  - 2nd season (2023)
  - Slightly under target
  - Increased surplus – c. £1,350
    - 40% improvement on 2022
  - Positive customer reviews

  - 5 year horizon
  - MOWI agreed to extend in-kind support to 5 years



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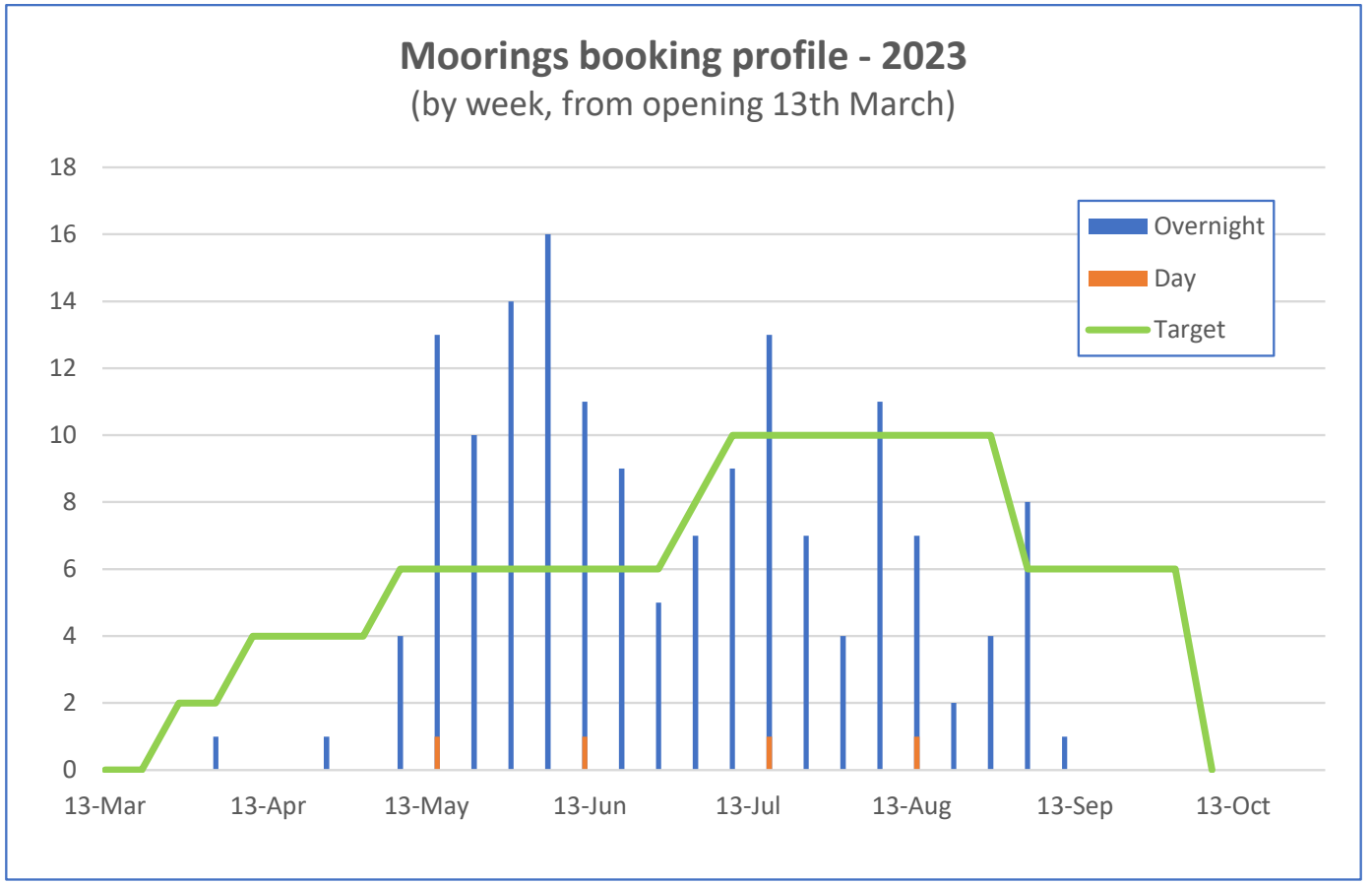
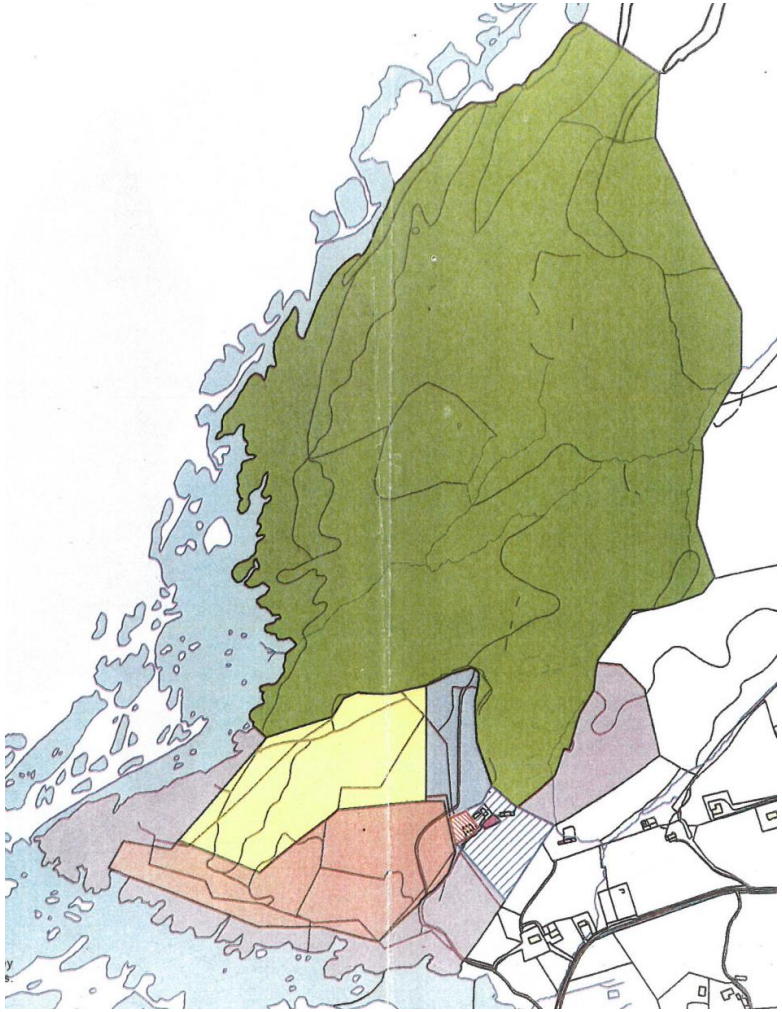


Treasurers report – Assets 2023/24

- <u>Old Manse</u>
  - 2nd year
  - Let to Colonsay Family
    - Affordable rate
    - “Break-even” cost/income model
  - Holding position
    - Upgrade / redevelopment project planned for when Manse vacated in 2025

Treasurers report – Assets 2023/24

- <u>Crofts</u>
  - Modest income from annual rents
  - Net income c. £730



Treasurers report – Projects 2023/24

- Scalasaig Project
  - Fixed Price contract
    - £ 3.78M project cost (excl. land)
  - Fully funded:
    - Principal funders: RIHF, MOWI, ABC, HIE
  - Expenditure 2023/24
    - Housing £ 0.80M
    - Business Units £ 0.17M
    - Professional fees £ 0.03M
  - Advance payments from MOWI
  - ABC bridging loan facility

Treasurers report – Projects 2023/24

- <u>Campsite Project</u>
  - Crofter-led development
  - CCDC Croft tenant
  - ABC grant funded + crofter contribution
    - CCDC providing in-kind support
  - Zero budget impact on CCDC

Treasurers report

Agreed: - a busy, but very successful year!

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