COLONSAY COMMUNITY DEVELOPMENT COMPANY

DRAFT PUBLIC minute notes – 28 November 2024

Present: Dannie Onn (DO), Callum Hay (CH), Maggie Fay (MF), Andrew Abrahams (AA), William Joll (WJ)

Apologies: Darrragh Keenaghan (DK), William Young (WY), Lizzie Keenaghan (LK), Carrie Seymour (CS), Linsay Chalmers (LC), Lesley McInnes (LM), Helen Mann (HM),

Minutes of the last meeting agreed.

Matters arising:

DO confirmed that Jenni Minto has had to postpone her visit to Colonsay and will be meeting on-line with DO and others if interested on Tuesday 16 December.

Declarations of interest: None

Monthly Bulletin:

Circulated prior to the meeting. The board approved for circulation to the community. It will be updated to reflect that tenants are now in the houses.

Scalasaig Report:

The housing development and business units were handed over to CCDC by TSL a couple of weeks ago and on the same day our four tenants signed their agreements with us and were handed their keys. MOWI to move in shortly and the first low-cost home purchase could be completed on 17 Dec.

We are grateful to so many local and national authorities and organisations for their advice and support on this project.

There has been some national press coverage, which includes errors and the suggestion that Alex Howard was the original architect of the scheme. AA suggested that someone write to The Standard regarding the misinformation.

There have been a few window leaks during the recent storm. TSL are organising a rib to come and rectify. Snagging responsibility is with TSL for 12 months from handover.

AA requested that Treasurer draw up a financial position for the housing, for all the directors – statement of cash flow over the next 5 years. Could be used to inform funders on the finances of the build. A full report on the project will be prepared as time allows

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Housing Management Report:

Thank you to Helen Mann for ensuring that there was a very smooth hand over to all the new tenants, she has done a brilliant job. CH reported that the first rent is all paid into the bank.

Carbon Neutral Island Report:

Report circulated prior to the meeting. DO welcomed MF to the meeting. MF explained her role to the board and the work that she is going to be doing. January 2nd – potential date for a Climate Café (working title) drop-in session for islanders to come and see what MF is doing and to give opinions. Speakers being invited to speak at the event. DO relayed that Thursday 2nd January may not be the best date. Timing may be difficult as MF is away for 3 weeks in January. MF consider asking Chris Nesbit for the Sunday Session bar to be open. DO suggested giving a little more thought over the next week and involve absent board members in the discussion.

House insulation survey to take place in February. MF to visit Raasay where this has been done successfully to find out how they made the money.

DO attended a webinar session this pm, which was about climate considerations in a Local Place Plan (see below). DO to coordinate with MF regarding the Local Place Plan.

Filling Station/Coal Righ Report:

Circulated prior to the meeting. Planning Permission application in with A&B and a response is expected in February. SSE are happy to put the gas storage on their land by The Pantry subject to detailed considerations. A Licence to occupy needs to be organised by CH. Title for the site needs checked for restrictions on the site. All being well, the project should go ahead before the end of March.

AA informed the meeting that the insurance through the NFU that covered the coal and gas has changed. CH has checked the best practice and advised the board that proper cover is in place.

Alex Howard, yesterday asked DO for an update on all CCDC projects that involve the Estate. DO to respond as soon as possible.

Local Place Plan Report:

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Circulated prior to the meeting. DO taking the lead, attending Webinars to help guide preparation of the Plan. Deadline for submission is the end of May. DO will work with CCC as closely as possible. Several benefits to having the plan were discussed. The Board agreed for DO to write the Local Place Plan for Colonsay & Oronsay.

Annual Accounts:

Circulated prior to the meeting.

No qualifications from the auditors or accountants, a couple of recommendations which will be taken up. Thanks to the Accountant and to Tanya Wren (TW), book-keeper, for such a smooth piece of work.

AA funding for the cost of the audit? CH advised that funders have agreed to pay, as part of on-going costs of the build.

With expenditure in the current financial year, we will qualify for an external audit again next year. Future years will depend on the finances of projects going forward. With MOWI houses sold on, sale of two houses and adoption of the road by A&B our asset base might be reduced to avoid audit based on capital assets.

CH thanked by all for his excellent work.

The board approved the accounts.

Playpark Renewal:

WJ, HM, CS and DO met with TW to discuss how to move forward. In hand with DO and CS and to be picked up fairly soon, before guarantees run out.

AGM:

Emails and letters to be sent to all members tomorrow, delayed because of island power cuts.

Presentations to be prepared. Refreshments were discussed.

AOCB:

Membership /GDPR – We currently have 96 members, 14 of which are associate members. DO has a list of 20 names to invite.

WY now in recovery and it was thought that the board should send well wishes. We have Will to thank for being instrumental in getting An Faire Mor short listed for the SURF awards.

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SURF award dinner, HM has pulled out due to ill health, there is now a vacancy. DO suggested Ronnie MacRae, from CHT (Retired), he will get contact details from LM.

Service Point – we have been advised there will be continuation of the agreement to manage the service point provision on behalf of Argyll and Bute Council. There is no current threat of closure.

DONM

Provisional date: Thursday 16th January 2025