COLONSAY COMMUNITY DEVELOPMENT COMPANY

PUBLIC minutes – 23 January 2025

Present: Dannie Onn (DO), Callum Hay (CH), Andrew Abrahams (AA), William Joll (WJ), Helen Mann (HM), Darragh Keenaghan (DK), Lesley MacInnes (LM), William Young (WY)

Apologies: Lizzie Keenaghan (LK), Carrie Seymour (CS), Linsay Chalmers (LC)

Minutes of the last meeting and matters arising

The minutes were agreed.

DO confirmed he and CH had a meeting with Jenni Minto who had agreed to write to the housing minister, Paul MacLennan, regarding the continuation of RIHF funding and to the cabinet secretary, Mairi Gougeon, to arrange a date for a formal opening event for the Scalasaig developments. She has received a response in regard to the housing fund, which showed SG commitment to funding rural and island housing but gave no comfort. Jenni will continue to liaise with the cabinet secretary, MOWI and CCDC to find a mutually convenient date. CH had asked for a meeting on the day with the transport ministers at the same time, which would be helpful, but is thought unlikely.

Election of officers

DO re-elected as chair, CH re-elected as treasurer.

LM and LC were co-opted to the board.

Declarations of interest: DO in respect of the sale of 11 An Faire Mor. HM in respect of the campsite. DK on croft issues.

Monthly Bulletin:

Circulated prior to the meeting. The board approved this for briefing the CCC next week and distribution to the community. Thanks were expressed to WY for all the work he put into the SURF award application.

Scalasaig Report:

CS report circulated beforehand. DO added that a Professional Consultant Certificate needs to be provided and a surveyor's visit scheduled for today did not happen due to the uncertainty of a return flight. The visit is to be re-scheduled or done remotely over a video link. The PCC is a contractual requirement.

The board noted that any potential costs to the purchasers need to be considered in assessment of the final account with TSL. There were no further comments or questions.

Next Housing phase

DO made directors aware that we propose to go ahead with building out the three unsold plots and the planning permission for phase 2. More detail to follow.

LM cautioned that availability of money may be an issue CHT have been in touch with Kate Forbes and the response was not encouraging. Sensible to go ahead but some uncertainty whether SG can support such projects. DO proposed a next steps conversation with CHT. LM declared her board membership of CHT. Building out serviced plots should be an easier proposition and planning for phase 2 could work hand in hand with the proposed Local Place Plan. DK thought we need a broader idea of our strategy, including re-purposing of existing stock as a quicker way to provide additional good quality, affordable dwellings. It was agreed that the preparation of a housing strategy, as envisaged in the Community Plan, should be undertaken alongside the next phases at Scalasaig.

CH suggests applying for funding to get help preparing a strategy. LM agreed, we can avoid all the stress and time involved. LM said the next avenues are Argyll and Bute Housing and HIE. Agreed that DO will discuss with CH and LM with a view to bringing a strategy plan to the next meeting including thoughts on consultants.

Ben Sgoiltaire Croft

DK gave a brief update. The loan paperwork is underway and should be resolved by mid-February. The completion date is proposed for 28 February, which is possible if the SLF funds can be scheduled for transfer in time. The advert for the tenancies went out this week (open until mid-March) and there are 20 or more responses so far. Thanks to LK for the hard work on this.

Carbon Neutral Island Report:

MF report circulated prior to the meeting. The report asks for thoughts on the proposed weekend event on 8 and 9 February. Adverts to go out soon. Home Energy Scotland will be visiting later in the month. The board noted the contents of the report with no further comment.

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Moorings annual report

Circulated prior to the meeting. There has been little improvement on figures which are now below predictions. The usage was similar to the previous year. Some additional expense involved a repair to some of the chains and adding tags to encourage payment. Bottom line is that the profit was reduced but still a profit. The project survives because of MOWI's continued support. We need do nothing now, but we should be alert to unexpected costs which could scupper the project. There was a brief discussion about raising some funds to cover part of the costs. HM to talk to LK about approaching George Leslie. WJ to ask Martin Winlow for advice on technology to monitor use and encourage payment.

The board delegated to DO, CH and LK to agree a price rise.

Local Place Plan

No further work since the last meeting but DO has discussed the climate change considerations with MF, production process with Caitlin (who produced the 2022 Community Plan), and CCC secretary regarding access to the OS mapping access for public bodies. COHT has agreed to advise on archaeology at least. More information will be given at the next meeting. DO has agreed with MF to put up information in the hall during the climate café if it can be prepared in time.

E-bikes

Revival of the previous project is now possible as the main fund is available again through HiTrans. CH unable to pick this up, but the board may wish to take this further. Previous issues revolved around insurance and maintenance requirements. CH suggests is to make this a smaller project for local users only.

MF has offered to manage even if as a volunteer. The board considered that this would be beneficial if resources allow. CH, MF and DK to be arranged to scope a small and manageable project. WY offered and might thereafter discuss with Colonsay Bikes and Boards informally to establish their enthusiasm for the project.

AOCB:

Argyll and Bute consultation on a visitor levy. It was agreed that this is a matter for the CCC initially. WF to take this to CCC

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DK notes that there is a consultation out on a revised guidance for community benefits from renewable energy. Something that could be handled through the Machair group, DK to pass this to the group.

AA raised fibre broadband and the potential for another year's delay. He says CCDC and CCC should be pushing for an early completion. Openreach have been contacted by the informal group set up by CCC. They are saying Autumn, after the nesting season. CH reports that Iona is now complete and the link to our subsea cable has now been made live so there is some credibility in this timescale.

DONM 6 March 2025