COLONSAY COMMUNITY DEVELOPMENT COMPANY

CCDC Board Meeting
6th March 2025

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

Thursday 6 March 2025 at 7pm – Colonsay Village Hall and by Zoom

Please note that times are approximate. * means associated paper

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.	19:07	Monthly Bulletin*	Dannie
5.	19:15	Scalasaig report	Carrie
6.	19:30	Local Place plan report*	Dannie
7.	19:40	Carbon Neutral Island report*	Maggie
8.	20:00	Finances update	Callum
9.	20:05	Machair Wind update	Dannie
10.	20:05	AOCB	

DONM

Private

11.	20:10	Minutes of last meeting and matters arising	
12.	20:11	Declarations of interest	
13.	20:12	Scalasaig (finance)	Carrie/ Callum
14.	20:17	Ben Sgoiltaire transaction	Callum
15.	20:20	Restructuring proposal*	Dannie
16.	20:25	Coal and gas relocation	Dannie
17.	20:25	Pot mor update	Dannie
18.	20:30	AOCB	

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

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Monthly Bulletin - March 2025

Scalasaig developments

The new tenants seem to be settling in well and the first low-cost home sale is now completed. We still have a 3 bed, family house for sale and plan to readvertise this shortly.

The remaining business unit is under consideration for a local business, and in the meantime, we are covering our costs with a short term let in connection with a croft house build.

Our local MSP, Jenni Minto has nominated CCDC in the SCVO Scottish Charity Awards in the category of Partnership of the year. Jenni says that CCDC has been "working tirelessly to complete their initial housing phase which includes 2 houses for low-cost home ownership; 4 houses for affordable rent; 3 discounted self-build plots and 3 houses for the local fish farm, MOWI to provide worker accommodation. They worked in partnership with MOWI and other funders to make this happen." We will be supplying supporting information to the awards team and will let you know how we get on.

Ben Sgoiltaire croft

All funding has been received and the purchase of the property is now complete. We will manage this as private landlords alongside our other properties.

Advertising for new tenants for the croft and house is now underway with a huge response so far – 44 enquiries. Some applications are in, and other families have visited or are about to. We are quietly optimistic for a good allocation in April.

Colonsay Camping

The CCDC project funded by Argyll and Bute through the Infrastructure Fund is now complete. Finishing touches are now being done, the www.colonsaycamping.com website is up and running and the site itself will be open for business from April. We wish the campsite every success.

Carbon Neutral Islands Colonsay

We recently held a climate weekend which included a 'Climate Café', a screening of the film "6 Inches of Soil " and a supper hosted by the Sunday Sessions Team featuring local produce in Colonsay Village Hall. This was a highly successful two-day event. We engaged with a significant proportion of our population and heard from local speakers on the subject of

climate adaptation and mitigation. Community priorities and ideas from the event are now being collated and analysed for and will form the basis of the Colonsay Community Climate Action Plan, a draft of which will be going to the Scottish Government on 7th March 2025.

As part of this project, a number of homes on the island have been assessed for energy efficiency by Home Energy Scotland, with more to follow. The ambition is to set up a project to retrofit for energy efficiency, to move away from fossil fuel use for home energy and to reduce fuel costs.

Local Place Plan

This initiative will be a current theme through the early part of this year. CCC has agreed to give access to the essential mapping for producing the Plan and supports CCDC preparing the Plan. There will be further consultation with our community around the Community Plan 2022 projects, where these and other island initiatives might be located and what policies should be used to manage development in the public interest. The project will tie-in the Carbon Neutral Island project initiated at the Climate Café. The results of the Island Profile project will also link into the plan.

Machair Wind

The group established by CCC and CCDC has been continuing to engage with Scottish Power Renewables and others to represent our interests in the development of a 2GW offshore wind farm to the west of Colonsay. A recent meeting with community groups on Lewis was helpful in that they are ahead of us in the process and have secured a lucrative deal for communities on the west side of Lewis from developer Northlands. We will continue to engage with our own and other communities affected by the proposed Machair Wind and with the developer to make sure our singular island voice is heard and respected.

Following a meeting with the Machair engagement team in December, we are advised that visualisations will be available around May this year at a key statutory consultation event on Colonsay; that the turbines proposed will be between 260 and 340 metres above lowest astronomical tide; and that there is not expected to be any perceptible noise at the distance proposed.

If you would like any further information on any of our work, please talk to one of our directors; get in touch at the Service Point (drop in or call 200244); or email to contactccdc1@gmail.com

Dannie Onn

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Local Place Plan

Project	Local Place Plan			
Report Compiled by	Dannie Onn			
Reporting Period	March 2025			
Project Status	Previous Status:		Current Status:	

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

Project update

At the November meeting, the Board agreed that DO prepares the Local Place Plan (LPP) for Colonsay & Oronsay. Since then, Colonsay Community Council (CCC) has agreed to support the proposal and will provide access to the Community Map Scotland resource. https://www.parish-online.co.uk/services/community-map-scotland. This is free for one year and will give access to all the mapping requirements for the LPP.

No member of the CCC has come forward to be on a steering group. Dannie will therefore report to CCC at their meetings.

Colonsay and Oransay Heritage Trust have agreed in principle to advise on heritage issues and Dannie will present the project to their meeting on 18 March.

The Community Plan 2022 sets out community ambitions. These will be reviewed and amended as necessary as part of the consultation for the LPP. Caitlin McNeill has agreed to assist with the presentation of the LPP using the same software as the Community Plan.

Dannie is leading on this project. He met last week with Paul Ede of *Place at the Table*, a specialist planning consultant on Local Place Plan development. Paul will check and advise on the draft plan for us in due course, which will provide confidence to the board, CCC and Argyll and Bute Planning Authority (ABC) and ensure a smooth path to registration. The approximate cost for this will be £1,500 and Dannie will make an application to the Colonsay and Oransay Community Fund in due course.

Paul tells us that the timescale for submitting to ABC is more relaxed that they have implied. Nothing will be considered by the Councill until late summer this year and submissions would be registered right up to 2027 and still gain the support of the new LDP3.

Dannie will also be joining two LPP Masterclass webinars organised by ABC for this month. These focus on integrating local place plans with LDPs and Presenting LPPs effectively.

Next steps for this project are preparation of the map for consultation with the community; setting up a consultation event; and engaging with key organisations and individuals regarding content for the draft LPP.

A further report will be brought to the board in April.

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – Local Place Plan

2. KEY ISSUES

Mapping access has been delayed and we missed the opportunity to launch the community engagement at the Climate Café on 8 and 9 February. This is not critical. We should still be able to deliver the LPP to meet the ABC timescales for LDP3.

3. FORMAL APPROVALS / DECISIONS REQUIRED

Directors are asked to:

- note the content of this brief report
- consider the skeleton Plan at Appendix 2 and raise any questions suggestions or concerns either at the board meeting or directly to DO in the coming weeks.

4. NEXT REPORTING PERIOD ACTIVITIES

- Set up the mapping with CCC
- Advise Argyll and Bute Council on progress
- Schedule a community engagement meeting in Colonsay Village Hall
- Schedule meetings with other representative bodies, landowners, and stakeholders

5. APPENDICES

- Skeleton LPP text

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A Local Place Plan for Colonsay – Outline content

Note that the following is an initial draft to make directors aware of the scope of the LPP and to encourage discussion on the ambition and content. The format is not fixed and the content will be subject to significant change before publication.

Introduction

Background to the LPP, the community bodies involved, and justification for preparing a Colonsay LPP.

[insert map showing community boundary]

The purpose of the LPP

Reference to LPP legislation and procedure and what the Plan sets out to do.

Defining sustainable development for Colonsay.

Timescale of the LPP and its relation to LDP and NPF4.

How we prepared the Plan

Reference to work on: Community Plan; Place Standard Tool; Carbon Neutral Island; etc

Consultation and engagement report.

Overview of the Plan

Explanation of the spatial strategy for Colonsay

Three key sections proposed. The first two derive from the key themes of the Community Plan 2022 and the third introduces a policy position to manage the use of land accordingly:

- Sustainable community (People)
- Environment and Climate (Place)
- Delivery (Policies)

There are three outputs within the plan:

- A map-based indication of where development should take place

- Written details of proposals identified on the maps
- Written policies to guide the management of land use on Colonsay

Colonsay's Place Map

Description of the Map.

[insert map of the community area with numbered pins linking to proposals]

Section 1- A sustainable community

Definitions etc

Description of proposals from the Community Plan and Net Zero Plan:

- Housing - linked to a new housing strategy
- Community Hub
- Local produce opportunities
- Business strategy and business premises
- Budget accommodation
- Community-owned Shop
- Port Mor harbour restoration
- Waste recycling
- Electric vehicles and charging infrastructure

[insert detailed location maps – e.g. Scalasaig developments]

Section 2 – Environment and Climate

Introduction to considerations in this section. Areas for detailed proposals:

- Croft opportunities
- Agricultural land management
- Carbon reduction
- Environmental protection
- Heritage protection
- Renewables development

Section 3 – Land use policies

Introduction to policies, their purpose and how they would operate.

Policy considerations could include:

- Protection of our environment – including heritage and nature designations and locations
- Colonsay vernacular and design considerations
- Sustainable development for Colonsay – definition and presumption in favour
- Significant community assets and their protection/ enhancement
- Location and scale of new housing development
- Provision of affordable housing
- Short term letting management zone
- Business development
- Tourism development and visitor accommodation
- Crofting and agriculture
- Coastal protection
- Marine development
- Key services
- Infrastructure: roads and public parking, drainage, services, internet
- Transport: sea and air
- Local produce
- Renewable energy
- Application of LDP and NPF4 policies at the local level

Appendices/ references

Record of engagement

Relevant data sets (inc Island profile?)

Community Plan 2022 (as amended)

Carbon Neutral Island

The lists above are neither prescriptive nor exhaustive. I would welcome suggestions for inclusion and happy to explain any of those above.

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PROJECT REPORT – SCALASAIG DEVELOPMENT

Project	Carbon Neutral Islands - CNI			
Report Compiled by	Maggie Fay			
Board reporting dated	06.03.2025			
Project Status	Previous Status:		Current Status:	

1. SUMMARY OF ACTIVITY SINCE LAST REPORT

Background

In August 2024 Colonsay was accepted as one of the islands that will participate in the next phase of the Carbon Neutral Islands programme, led by Community Energy Scotland (CES).

CES provided funding support to enable CCDC to appoint a Project Officer, Maggie Fay, to deliver an initial carbon audit and community action plan by the end of March 2025. The funding for the post ends on 31.03.2025.

Progress

Home Energy Scotland (HES) : 6 owner/occupier households have been referred to HES and triaged, leading to 3 home assessments being completed by HES. Additionally, 5 households living in tide properties belonging to Colonsay Estate have been referred to HES. Assessments will be completed on these properties next week.

Jackie Westerman , Home Energy Efficiency Project Officer at Argyll and Bute Council was also present for the Climate Weekend event and reported good engagement.

Public engagement event: The Colonsay Climate Weekend Saturday successfully engaged a significant number of members of the community. During the Climate Cafe we heard from local speakers -Kim Bentley, Morgan Vaughan , Andrew Abrahams , Maggie Fay and there was an opportunity to view information displays from the Woodland Trust, HES and the RSPB. Kilchattan Primary School staff and children created a fantastic display showcasing the words and art project that connect the school children to nature and to their environment on Colonsay. Additional people attending had the opportunity to borrow library books for further reading and to meet Jackie Westerman , Home Energy Efficiency Project Officer at Argyll and Bute Council

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PROJECT REPORT – SCALASAIG DEVELOPMENT

During the facilitated group discussions the cafe attendees discussed the future of Colonsay in relation to the climate crisis and the threats that we face. Each group spent 10 minutes discussing the areas of energy, food and transport on Colonsay. Over the weekend people engaging in the Climate weekend then had the opportunity to vote on their top 5 ideas in each category. The results from this are now being examined and collated and will form the basis of the Colonsay Climate Action Plan, a draft version of which will go to the Scottish Government for oversight on 7th March.

The Film screening of 'Six Inches of Soil' was also well attended and was followed by a remote Q and A session with Mike Berners-Lee. A follow up meeting with Mike and his team at Small World Consulting is scheduled for 17th March.

The Community Supper and bar hosted by the Sunday Sessions team featuring local produce was a great success and it was good to see so many children in attendance and enjoying themselves.

2. Key Issues

- Ownership of actions generated by the Colonsay Climate Action Plan

3. Formal Approvals / decisions required

- None

4. Next reporting period activities

- Final version for publication and circulation of the Colonsay Climate Action Plan
- Report on completion of HES assessments and next steps

5. Appendices

None