COLONSAY COMMUNITY DEVELOPMENT COMPANY

CCDC Board Meeting
26th March 2026

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 26 march 2026 at 7pm – in person 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.	19:06	Monthly bulletin*	Dannie
5.	19:10	Manse	Lizzie
6.	19:25	CNI report*	Maggie
7.	19:30	Filling Station report*	Callum
8.	19:35	Community plan review	Dannie
9.	19:37	File and data storage	Callum

AOCB

DONM 30 April 2026

Private

10.	19:40	Minutes of last meeting and matters arising	
11.	19:42	Declarations of interest	
12.	19:45	Ben Sgoiltaire review	Liz
13.	20:00	Scalasaig report*	Carrie
14.	20:00	Scalasaig fencing	Dannie
15.	20:05	CCDC Restructure*	Dannie
16.	20:10	Rent increases*	Liz
17.	20:15	Staff pay award*	Liz

AOCB

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board Meeting 26 February 2026

DRAFT Public Minute

Attendance: Dannie Onn (DO), William Joll (WJ), Liz Griffiths (EG, Helen Mann (HM), Andrew Abrahams (AA),

Apologies: Carrie Seymour (CS), Lizzie Keenaghan (LK), Maggie Fay (MF) Callum Hay (CH)), Steve Fay (SF), Linsay Chalmers (LC)

Minutes of Last meeting.

The minutes from the meeting of 11 December 2025 were approved by all, subject to removal of paragraph 8 of the Manse report to the confidential minutes. DO to correct and forward to CH for the record.

Matters Arising:

HM still to programme the filling station emergency phone to add the dedicated mobile.

Declarations of Interest

None.

Community Bulletin

DO explained that monthly bulletins had not been issued since November so updates this month will include items as far back as the AGM. The draft before the board will be updated in the light of tonight's meeting and will be distributed next week.

Manse Report

This item has been moved to the private minutes because of the sensitive nature of names and numbers.

Machair Wind update

DO provided a verbal update. As the board knows, there is a CCDC/ CCC/ islander-expertise group formed to liaise with the windfarm engagement team. There will be a CCC/ CCDC update briefing from the Machair team in the coming weeks. A visit from the Machair CEO and colleagues has been arranged for 17 and 18 March. The group will be meeting with him and showing him why a significant community benefit package would be needed for Colonsay. The board authorised DO and AA to manage the arrangements for the visit. DO with help from MF will organise a Machair Wind

community day to explain progress to date, answer questions, and capture individual comments and concerns.

Community Plan review

DO proposes to include a review of the community plan now that it is over three years old. This will be timely in assessing potential changes in the light of further progress on our ambitions for community benefit should Machair Wind go ahead. DO suggests launching this in conjunction with the Machair Wind community day on 18 April.

Banking arrangements

A brief report was circulated before hand. The board approved access to RBS Digital Banking for both Carrie Seymour (Project Officer) and Liz Griffiths (Director) for both the Colonsay Community Development Company and Colonsay Trading Company accounts. Both individuals are approved account signatories. The board also approved application for a company payment card for Colonsay Community Development Company for Carrie Seymour.

Other business

DO attended a Community Land Scotland event in Oban, which focussed on organisational resilience and succession planning.

The board asked that DO contact West Highland HA for an update on the housing, road, and services for their Port Mor development.

AA noted that the CCDC website could be making up to £4,000 each year from advertising businesses but has generated nothing for two years. The board agreed that this must be addressed in the restructure, ensuring that there is a specific responsibility allocated to a post.

The Ecology BS loan (to repay the interim Argyll and Bute Council loan) has now been approved.

DONM Thursday 26 March 2026 at 7pm

DRAFT

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Community Bulletin - March 2026

Ongoing projects update

Scalasaig developments **-** Our contractors, TSL have been on site attending to the minor defects following the liability period. Release of retention monies and final accounting should follow in due course. One of our sold properties is back on the market due to family circumstances and we are working through the options to provide an affordable home for another family.

The Old Manse – CCDC has now commissioned some essential works to enable us to re-let the building at a tolerable standard. This will be followed by a planned programme of improvement works. We hope to be able to let the building in the coming months.

Carbon Neutral Islands (CNI) – The e-bikes are now delivered, along with a shed to keep them in. We are now interviewing for a maintenance person and will start lending the bikes to islanders in April.

We attended a CNI Community of Practice event on Raasay. We looked at and learned about their hydro scheme; retrofitting solar to the village hall; rhododendron clearance and community garden.

Scrap vehicles

Some scrap vehicles had found their way to An Faire Mor. Some have now been removes and the remaining two will be taken away. However, this is not a place to leave scrap cars. For everyone's benefit any scrap vehicle should be kept on your own premises until you have agreed an uplift for removal. We have been asked by the Village Hall Committee that you do not leave vehicles in the hall car park either.

Machair Wind

The Machair Wind engagement team updated CCC and CCDC on 10 March. This included that the consenting application for the turbines will be made in the second quarter of this year and is expected to take around one year. That would be followed by applications for consent for a grid connection cable corridor. The anticipated date for first export of electricity is now 2032 0r 2033. Meantime, Machair will be re-launching their small grants fund this year. Colonsay projects benefitted last year from some useful funding.

We were also fortunate that Charlie Jordan, the CEO of Scottish Power Renewables (the owners of the project) visited Colonsay on 18 and 19 March and was introduced to a delegation from our community. We showed Charlie around our special community, visiting the selected viewpoints used for the impact assessments. We were fortunate with the weather and tide so spent some time on Oransay, then Machrins and Uragaig. Going round, we pointed out some of the community developments and places of interest. A wider group of islanders then met up in the hall to present a summary of recent projects and our forward plans. These demonstrate the community ambitions and our capacity to deliver on those. Charlie was able to meet and discuss projects with representatives of CCC, CCDC, our Heritage Trust and others. We presented briefly on the review of our community plan and our Climate Action Plan. Charlie gave us an overview of the major project and SPR's role in delivering on the national renewable energy agenda. The visit went well, and we hope Charlie takes away some good memories to draw on as the project moves forward and, if it goes ahead, an understanding of the benefit of direct community benefit to us.

So that our representative group can convey the position of islanders, we propose to hold a community event to discuss the issues around the wind farm project. We plan to have a wind farm day on Saturday 18 April to look at the detail of the proposal as it stands; to answer any questions you may have; to consider the role of community benefit; and to capture your views. There will be further information on this as the day approaches.

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 – CARBON NEUTRAL ISLANDS

Project	Carbon Neutral Islands - CNI – Phase II			
Report Compiled by	Maggie Fay			
Board reporting dated	February 2026			
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).

Two projects are currently in development with the aims of mitigating to reduce the emissions that cause climate change and to implement adaptation to manage and reduce the negative effects of climate change.

Progress

Electric Bike Project

Background: The aims of the e-bike project are: To provide adult residents of Colonsay, including second homeowners, with the opportunity to trial an e-bike for a period of one month. To promote active transport on Colonsay and to reduce greenhouse gas emissions on Colonsay by promoting non carbon producing transport.

Progress:

We have purchased 3 e-bikes from Oban Cycles plus a Cargo Trailer, helmets , Hi-vis vests , a multi tool kit and panniers. They are currently in storage on the island until the bike shed is constructed.

The bike shed was kindly delivered by Mowi. It is flat pack and needs a concrete base. It will be sited behind the business units. Some work is needed to make the rock face behind the business units safe; this involves removing some rubble and loose rocks.

We have had one applicant for the post of sessional bike worker. Liz and I will be interviewing on Friday afternoon. Many thanks to Liz for her help with the process and compiling interview questions.

We hope to be able to hire out the first bikes in April. The person hiring the bike will need to complete a diary showing the journeys that they have made where they would otherwise have used a car. This is to inform the evaluation report that HiTrans have requested.

NFU will be the insurers for the project.

Growing and Greening

Background: As part of the Colonsay Climate Action Plan there emerged a desire for people to be able to grow their own food and to protect and celebrate the biodiversity on Colonsay.

Progress: Three meetings have been held with An Faire Mor residents with a third meeting and I am in the process of applying for National Lottery Awards for All funding. This is to fund a rabbit proof growing area measuring 25m x 25m with raised beds and a PolyCrub

The Woodland Trust has supplied free trees and hedging for community planting around An Faire Mor plus stakes and guards. Mowi will be transporting the trees from the Mainland on Thursday and a working party is being planned by Helen for this weekend.

Raasay Visit

I had the opportunity to meet other Carbon Neutral Islands Officers during a visit to Raasay. Other islands, such as Luing, are aiming to convert their village halls to Solar PV power; something they have already achieved on Raasay,

Dannie and I had the opportunity to view projects on Raasay including a hydroelectric scheme, rhododendron clearance and a community walled garden, which supplies residents plus the hotel which is run by the community not for profit.

We also met with two representatives of the Scottish Government.

2. KEY ISSUES

- Bike shed construction
- Tree planting
- CES has secured funding from the Scottish Government for the next financial year enabling the Colonsay CNI Officer post to continue.
- One proposal for a future CNI projects is to discuss with partners the feasibility of rat and rabbit eradication given their huge impact on the ability of islanders to grow their own food.

COLONSAY COMMUNITY DEVELOPMENT COMPANY

PROJECT REPORT – CARBON NEUTRAL ISLANDS

3. FORMAL APPROVALS / DECISIONS REQUIRED

Decision to continue with the Colonsay CNI post.

4. NEXT REPORTING PERIOD ACTIVITIES

- An Faire Mor growing and greening project.
- Electric bikes project
- Future CNI projects.

5. APPENDICES

- None

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Colonsay Energy Supply Project

Post-implementation review

Report to CCDC Board – 26th March 2026

Background

The new filling station was installed w/c 24th November 2025 and became operational on Monday 1st December 2025. Since then it has run without incident, except for two payment system "trips" following power outages, which were easily reset.

The new storage facilities for coal and LPG were phased in over several months (work was placed with local contractors, and fitted in around their other commitments) and are now established.

This report reviews the project outcomes and includes a post-implementation review report for the filling station as as this has been requested by one of our funders. It may also be useful as background information for a press release proposed by our equipment suppliers who are keen to promote the project which they believe is unique in the UK

System Design and specification – Filling Station

The original design anticipated an off-grid solution powered by a solar array and a small wind turbine. However as the design was refined several risks were identified:

- The existing fuel pump was becoming increasingly unreliable, and needed to be replaced ASAP. A design ned to be agreed and finalised quickly.
- The size of the solar array was constrained by the project budget, control cabin (container) size and earlier planning permission.
- Calculations for system electrical load were difficult to pin down as an installation of this type had never been undertaken by the supplier before
- The supplier advised that the system should not be powered down out-of-hours (as had originally been assumed) which increased the projected 24-hour power consumption
- Specialist consultancy showed that although the system would likely be able to operate "off-grid" for 6-9 months of the year, insufficient power would be delivered by the solar array in the winter months even with battery backup so a top-up supply would be required.
- Installation of a wind turbine potentially big enough to make up the difference would have exceeded the budget and required a new planning permission which would have introduced unacceptable delay.

It was agreed with the suppliers and installers to mitigate these risks by including for a grid connection for backup-up electrical power when needed. This would allow the project to go ahead and provide a "safety net" during the winter months if any of the revised assumptions in the design proved too optimistic. System design could be reviewed after a year of operation and options for a wind turbine or other refinement considered then

The final design was for a 6 x 600W panel array, 10KW battery and grid connection, but no turbine

CCDC is very grateful to the Island Shop for agreeing to a power connection and usage agreement that made this possible at short notice. In the longer term it is expected that the backup-up power supply will come from a new connection from the village hall which is also developing a renewables and resilience project.

Installation

Installation of the filling station went as planned and to the final agreed timetable which was determined by equipment delivery dates. The control cabin (container) was fitted out on the mainland and delivered ready for installation. The electrical equipment, pump and solar panels were packed inside and final aasembly done on-site. Some of the IT equipment was brought separately by the installation team.

The team comprised:

- TSG — Pump, controls, communications and IT supplier
- Statcourt — Solar array, battery, inverter and electrical systems
- Fossgar — Container, on-site pipework, pump and fuel gauge installation
- Morham & Brotchie — Project Management

System Performance to date

System performance to date is set out in **Appendix A**

System power demand has been found to be significantly less than expected:

- Average system load (power used by the pump, electronics and ancilliaries) over c. 3 months has been 65% less than the design assumptions: 6.71 KWhr per day compared to a design assumption of 10.35KWhr

Solar generation on the other hand has delivered less than predicted but this may hardly be surprising given the very poor weather in January and February

- January prediction 59 KWhr actual: 49 KWhr
- February prediction 151 KWhr actual: 89 KWhr
- March prediction 344 KWhr actual: 151 KWhr (Pro-rata estm. 212Kwhr)

Peak solar output (to date) was 16.9 KWhr on 19th March 2026

Overall the system was a net importer of power in January and February, but a net exporter in March which is in line with projections.

At present the battery is configured as a system backup (the data show it operating during power losses on 8th-9th January and 18th February) but it could be re-configured to reduce the grid import.

It is too early to reach any firm conclusions from this data, but it would seem the combination of reduced power consumption and lower solar generation largely cancel out, so the net impact over a 12 month operating cycle will be in line with design projections. This exercise will be repeated and reported at 3-month intervals to eventually provide a detailed 12-month profile to help inform future development of this and other related projects.

Customer Feedback

Apart from a few familiarisation issues associated to switching to a pay-at-pump system customer feedback has been generally positive. However, the matter of filling station opening hours has caused some confusion and frustration among customers.

Fuel retailing regulations for unmanned stations require that the operator is capable of providing an emergency response in a reasonable time (10-15 minutes) while the unit is open for sales. For CCDC this will require a voluntary rota to be available for extended opening, beyond Service Point hours. Argyll and Bute Council's Trading Standards are expected to visit to site in the coming weeks and test CCDC's response times.

A review following this visit will help inform if opening for more extended periods is feasible.

Finance

CCDC is grateful for grant funding from the following:

- Highlands and Island Enterprise
- Colonsay and Oransay Community Fund
- MOWI (Scotland) Ltd
- Islay Energy Trust
- Stafford Trust

The project budget, including contingencies, was £ 110,643 in June 2025.

Total project costs were as follows:

- Coal and gas storage: £ 7,163
- Filling station: £ 95,405
- Total grant funding: £ 105,544
- Balance: £ 2,976

The unspent £ 2,976 is reserved for future / completion work, detailed below

(all figures ex-VAT)

Future Work

- Solar panels to be laid flat. They are currently angled to maximise solar power collection but are vulnerable to storm damage. This remedial work is included in project expenditure (no financial implications) and is awaiting a return by the contractor for completion of other snagging items.

- The backup power grid connection currently provided via the village shop to be replaced by a new cable run and connection to the Village Hall switchboard, and integrated into the Hall PV design and emergency generator proposals
- Review battery configuration – consider change to reduce grid import as well as providing power cut resilience.
- Review after 12 months when full year data is available and assess if addition of a small turbine could take the filling station “off-grid” altogether, assuming planning permission can be secured.
- Review opening hours, following ABC Trading Standards site inspection later this year

The remaining project funding of £2,976 is available to support this work.

Recommendation to the Board

It is recommended that the Board:

1. Note system performance to date, and recommended future work
2. Review opening hours following the site inspection by ABC Trading Standards later this year
3. Delegate to the Chair and co-opted Director to develop a media release in collaboration with suppliers and contractors to promote the Filling Station project now that it is proven and bedded in.

Callum Hay – Director

March 2026

Appendix A

Colonsay Community Development Company
Colonsay Filling Station Project

Performace of system and Solar Array - 1st January to 22nd March 2020

Week No	Load
Jan	**223.8**
1	22.9
2	48.8
3	49.1
4	49.6
5	53.4
Feb	**191.6**
6	51.7
7	49.3
8	48.2
9	42.4
Mar	**127.9**
10	41.9
11	46.3
12	34.3
13	5.4
Grand Total	**543.3**

Week No	Solar
Jan	**49.3**
1	6.4
2	11.7
3	10.9
4	8.5
5	11.8
Feb	**89.6**
6	13.4
7	20.8
8	22.2
9	33.2
Mar	**151.1**
10	47.6
11	41.6
12	47.9
13	14
Grand Total	**290**

Week No	Grid import
Jan	**207.7**
1	19.9
2	52.8
3	43.6
4	44.5
5	46.9
Feb	**164.1**
6	43.9
7	40.1
8	49.2
9	30.9
Mar	**82.9**
10	30.6
11	33.1
12	15.6
13	3.6
Grand Total	**454.7**

Week No	Grid export
Jan	**23.3**
1	3.3
2	5.4
3	5.6
4	3.7
5	5.3
Feb	**52.4**
6	5.6
7	11.5
8	13.1
9	22.2
Mar	**124.9**
10	36.4
11	28.2
12	48.2
13	12.1
Grand Total	**200.6**

Week No	Net from / to Grid
Jan	**184.4**
1	16.6
2	47.4
3	38
4	40.8
5	41.6
Feb	**111.7**
6	38.3
7	28.6
8	36.1
9	8.7
Mar	**-42**
10	-5.8
11	4.9
12	-32.6
13	-8.5
Grand Total	**254.1**

Week No	Battery
Jan	**10.6**
1	0
2	10.6
3	0
4	0
5	0
Feb	**10**
6	0
7	0
8	10
9	0
Mar	**0**
10	0
11	0
12	0
13	0
Grand Total	**20.6**

Negative = net export (surplus)

Period is by month and week number
All totals in KWhr per week (or part week)