COLONSAY COMMUNITY DEVELOPMENT COMPANY

CCDC Board Meeting
26th February 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 February 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 report*	Lizzie
6.	19:35	Machair Wind update	Dannie
7.	19:45	Community plan review	Dannie
8.	19:50	Banking arrangements*	Liz/Callum
9.	19:55	Service Point	Dannie
10.	20:00	Post Office	William/ Dannie
DONM		26 March 2026	
Private			
11.	20:10	Minutes of last meeting and matters arising	
12.	20:12	Declarations of interest	
13.	20:13	CR2B	Dannie/ Linsay
14.	20:18	CCDC Restructure*	Dannie
15.	20:25	Colonsay Post Office	Dannie/ William
16.	20:30	Island Proile report *	Lizzie
17.	20:45	Staff pay	Dannie
Confidential			
18.	20:40	Staff matter	Liz

COLONSAY COMMUNITY DEVELOPMENT COMPANY

Board Meeting 15 January 2026

DRAFT Public Minute

Attendance: Dannie Onn (DO), William Joll (WJ), Callum Hay (CH), Liz Griffiths (EG), Steve Fay (SF), Helen Mann (HM) Linsay Chalmers (LC)

Apologies: Andrew Abrahams (AA), Carrie Seymour (CS), Lizzie Keenaghan (LK), Maggie Fay (MF)

Minutes of Last meeting.

The minutes from the meeting of 11 December 2025 were approved by all.

Matters Arising:

None.

Declarations of Interest

None.

Community Bulletin

The draft was approved by the board, subject to any factual updates prior to issue.

Scrap vehicles at An Faire Mor

HM noted several vehicles had been left at Plot 6 pending collection for taking to the mainland. This is something organised by David Hobhouse (DH) of CCC and some are in the process of being removed this week. Cars should be kept on their own property until a collection agreed with DH.

The board agreed that DO should contact DH and then HM will notify the community through the bulletin, facebook and a shop notice. DH might advise on the loading process.

Manse Report

A report was circulated prior to the meeting.

HM agreed with the Home Energy Scotland report. LG said that to test the viability, we need to itemise the works necessary to achieve the tolerable standard and get ballpark figures from known contractors. With a budget total, we can decide whether the rent could cover the capital outlay whilst we consider further funding options. We should

DRAFT

then check the availability of a tenant. AA suggest we be as pragmatic as possible to house a person in need.

LG asked that, If we do short term works, how long before we re-assess. A tenancy could be in jeopardy if we schedule a review, and the standard can then no longer be maintained. Bathroom and chimney must be fixed, we need to check heating and electric, and the upstairs partition needs to be removed. A chimney sweep will be visiting shortly and will be engaged to clean both active flues.

The damp through external walls would be expensive.

EG, HM and potentially LK could meet on site to define the scope of works as listed in the report.

CH asked if we have a tenant and do we want to carry this problem property. It was the right decision at the time.

The likely £100,000 cost of full restoration could not be afforded without substantial grants. We need to check the grant and sale conditions on the Manse to see if we have any options for using as a we should carry out a reality check. He also advised that the Ecology loan (used temporarily for Ben Sgoiltaire purchase) could be retained for the works. When WHHA contractors are here, there might be an opportunity to get favourable prices.

CH noted no budget pressure for 15 months, although a return sooner would be better.

Board agreed that we ask LK to explore the options. Get some opinions on budget costs. Check restrictions on sale and using it in different ways.

Carbon Neutral Islands report

A report was circulated prior to the meeting. Nothing to add. MF seeks approval to advertise for the e-bike technician. The board agreed. DO noted a couple of typos in the advert, which he will feed back to MF.

There is money in the budget for some admin time for delivery of the project.

The board also approved the contract extension for the CNI role but delegated the decision on available hours to CH.

Filling Station

CH gave a verbal update on the project. There have been a few teething problems, but all seems to be working well. Folk are getting used to how it all works. The solar panels will be laid flat/ vertical when the contractor returns to finalise some minor items. We have no date yet for contractor return. The pump company want a big PR exercise, but once all is deemed well. HM to programme emergency phone to the mobile.

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Budget remains to cover a power duct back to the village hall, ideally in conjunction with the hall solar project. Still no response from Alex Howard regarding a servitude right to lay a duct.

Power demand appears to be around half the prediction. If we attached a small turbine, the installation might even be able to run off-grid. That would be a project for the future.

A final project report will be submitted later.

Fuel Supplies

DO updated the board on the gas cage and fencing for coal. A small working party will complete the bits and pieces.

DONM Thursday 26 February 2026 at 7pm

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COLONSAY COMMUNITY DEVELOPMENT COMPANY

Community Bulletin - February 2026

Directors please note that this bulletin is an update of the January edition, which was not issued.

AGM

The AGM was held 6 December 2025 with 14 of our 85 members in attendance. The Chair and Treasurer presented their reports. The accounts were approved and we noted the auditors conclusion that we are a going concern.

Callum Hay retired as a director but has agreed to continue as a co-opted director. Linsay Chalmers has agreed to be co-opted for another year. Dannie Onn, Liz Griffiths and Steve Fay were elected to the board.

Your board is now:

- Dannie Onn – Chair
- Liz Griffiths – Treasurer
- Andrew Abrahams
- Helen Mann
- William Joll
- Steve Fay
- Callum Hay – co-opted
- Linsay Chalmers – co-opted

Retiring co-opted director Lesley MacInnes was thanked for her work for our community. We also thank Darragh Keenaghan and Will Young who resigned during last year.

A presentation was made to Callum and Clare with thanks for the huge amount they have done for Colonsay and in recognition of the incredible contributions Callum has made to CCDC.

Ongoing projects update

Scalasaig developments **-** No.11 An Faire Mor is now sold and the new owners have moved in. There have been some issues with the house and we are working alongside the new owners to ensure these are resolved. One year on from completion of the development contractors, TSL have inspected the defects list prepared by our agents and will be organising the making good. We understand that the repairs will commence in March.

Fuel Project – The proposed installation is largely complete. We are all getting used to the system, but the pump seems to be working well. There is further work to do to complete the project, which we expect to take place in March. We understand that the limited times when the pump is open can be difficult for those working through the week and where the tide restricts access. We plan to extend the hours as soon as we can provide cover nearby in case of emergency.

The Old Manse – The property is now vacant again and we will be assessing how to manage essential works to enable us to re-let as quickly as possible. We are carrying out an options appraisal and will let you know what we propose for this valuable community asset.

Electric bikes - These are now on order, along with a shed to keep them in. We hope to appoint a maintenance person and start lending the bikes to islanders in the coming months to try them out. The ambition is that more people will see the benefits and get their own bikes. That could reduce the use of fossil fuels, improve individual fitness and reduce costs.

Greening and Growing – Plans for a community garden, a polycrub, a green community space and tree and hedge landscaping at An Faire Mor are being developed by the residents and our Carbon Neutral Island Officer, Maggie Faye.

CCDC Restructure

We are preparing a restructure of the organisation to better reflect the change from a project -driven operation, to one where management of our assets will demand more of our time. You may not see much difference day-to-day, but the changes are intended to make us a stronger organisation, ready to take on further projects and plans in the coming years. We will be working with the Development Trusts Association Scotland (DTAS) and others. A key part of the re-organisation will be the need to keep our staff and build our capacity as soon as possible.

Post Office

Working with our Community Council, we are urgently looking at solutions to re-locate the Post Office. Potential solutions include the use of the Service Point or the provision of a temporary building. We will keep you up to date as best we can.

Machair Wind

CCDC is working with CCC and others to engage with the Machair Wind developers. The project is likely to be submitted for consents in the Spring. Machair will be updating CCC and CCDC shortly. After that we propose to hold a community event to discuss the proposed development, consider the potential for community benefit, and get your views.

When we understand the community opinions, we can best reflect these in submissions to Machair and the statutory decision makers.

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

Banking Arrangements

Report to CCDC Board – 26th February 2026

Background

With recent changes to staff and directors responsibilities, this paper seeks formal approval for a change to company banking system access for those affected.

Access to accounts via RBS Bankline was approved some time ago, but there are circumstances when access via Digital Banking and provision of a company debit card would be useful.

A further review of signatories and access will be carried out later in the year once this transition is complete.

Recommendation to the Board

It is recommended that the Board:

1. Approve 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
2. Approve application for a company payment card for Colonsay Community Development Company for Carrie Seymour

Callum Hay – Director

February 2026