

RAASAY COMMUNITY ASSOCIATION

Minutes of a meeting of the committee of Raasay Community Association held on Tuesday April 4th, 2006 at 4 Inverarish Terrace

Present

Roland Stiven (in the chair) (RS)
Sadie McLeod (SM)
Caroline McKechnie (CM)
Jill Westgarth (JW)

Lara Hinde from Dualchas was also present.

Apologies were received from Geoff Langford and Davie Carslaw

1. Hall costs and funding

Dualchas had provided a detailed set of costings for the project which raised the total costs significantly, to well over £800,000.

The committee pointed out that this was simply not achievable within the current total funding package of just over £700,000 and therefore real and painful cuts would have to be made. Lara had already deleted many items that were desirable but not absolutely necessary, and further reductions to the scheme had been agreed with the Building Inspector.

Lara said she had worked extremely closely with the Quantity Surveyors (Armour) to achieve realistic figures. Construction costs had risen locally by 8% per annum over the past 4 years so comparing with other halls such as Glendale was not comparing like with like, and there were of course the additional costs of the building being on Raasay.

Highland Council Roads Department (Gordon MacDonald) was taking a very helpful attitude to the project. Lara had been able to clarify the position over the access road; they were not insisting on kerbs and street lighting, and really now the only difference between the adopted and non-adopted status was the thickness of tarmac. However, there were still problems in relation to planning. It was agreed that we should contact Robert Muir, Hamish Fraser and Simon Fraser over this issue.

The majority of the meeting was spent in going through the latest estimates line by line. Lara needed to have our final instructions by next Monday (April 10th). As a result of the decisions made, more than £40,000 was pruned from the costs, with the potential of further savings on digging out the site and on the roading.

This week Lara would endeavour to resolve the planning conditions and the roads & drainage issues.

Letters needed to be sent to SALE and Highland Council advising them of the situation with regard to costs.

The matters agreed at the meeting are itemized in Appendix 1 included with the signed copy of these minutes.

Note: this appendix is not to be included in the public copy of these minutes at present, so as not to prejudice the Association's position prior to tenders going out.

2. Other matters

In view of the late time, it was agreed to deal with the remaining matters as briefly as possible.

- (a) JW recommended that we should, for the next few months, exclude Geoff Langford from the circulation list for minutes and emails, etc., so that he would be, if he wished, able to tender for any of the sub-contracting work. She would see him and explain the reasons for this.

Jill

- (b) JW said that, for the time being, the minutes on public display should not include reference to detailed figures, or in relation to the appointment of contractors, so as to ensure that the Association's hand was not known prior to tendering. This would ensure that tenders were not inflated to meet known budgets.
- (c) RS said that we need to contact the whole community about tendering for services during the construction phase. This should be done via a notice on the village notice board.
- (d) JW said that recent events had demonstrated the need to have a clear set of rules for local tendering. Invitations to tender should be on the board for 2 weeks, and we should then not be willing to revise any time-scale; we also needed to have a standard statement relating to the acceptance or otherwise of tenders once received.
- (e) Items (a) to (d) above were agreed.
- (f) JW agreed to draft a letter to the community as in (c) above.

Jill

- (g) It was agreed that, if the committee were offered any items for use in the new hall, these should be declined at this stage until space, finishes etc. were known.
- (h) **Meeting with Raasay Outdoor Centre** - SM had emailed Kirsteen that day and would await suggestions re dates, times etc.
- (i) **Annual General Meeting** – this needed to be held within 15 months of the 2005 meeting which was held in June. No action was therefore needed at this stage but we need to remember the need for 21 days' notice, and also for a separate Extraordinary General Meeting to deal with the Memorandum and Articles.

There being no further business, the meeting closed at 10.40 pm.