

Isle of Kerrera Development Trust - Annual Report 2010



Chairperson's report

This first year has been a bit of a baptism of fire for the board of IKDT with many funding opportunities arising that have allowed us to try to take parts of the Development Plan forward.

We are very grateful to the Trustees of the Miss K M Harbinson Trust for granting us funds to be able to employ a project officer. Without this we would not have been able to achieve anything. Having an active project officer who has spent time on the island and got to know the islanders has made this year of hard work much easier. Having Pete's added skills and experience has made the financial side of things much easier. We are lucky to have two project officers for the price of one!

We have received concrete support from Dunollie Estate through Mike Robertson the factor and look forward to building on this in the coming year.

The Isle of Kerrera Residents Association did a power of invaluable work that has provided a solid platform in the shape of the Development Plan to work from. Our mission this year has been to get things started and we'd like to thank all the community for their participation in this work.

The Village SOS programme was a real helter skelter ride that pushed our capacity to the limit but has been a really exciting project to be involved in and has been very productive despite us missing out on the big prize. It has been a very positive experience and we have gained a lot in terms of skills, experience and the plans for a very exciting building.

We look forward to building on all this hard work and driving the important projects forward in the next year. We are committed to success and see the wind turbines, community centre, road and landing stages as real achievable developments.

Elaine Pearson

**Isle of Kerrera Development Trust
Company Limited By Guarantee
Statement of Financial Activities
5th March 2009 to 31st March 2010**

Statement of Financial Activities		Unrestricted Funds	Restricted Funds	Total Funds 2010
Incoming Resources	Note	£	£	£
Incoming Resources from generating funds:				
Voluntary Income	2	43,641	4,145	47,786
Total Incoming Resources		43,641	4,145	47,786
Resources Expended				
Costs of generating funds:				
Costs of generating voluntary income	3	(17,640)	(2,649)	(20,289)
Total Resources Expended		(17,640)	(2,649)	(20,289)
Net Incoming Resources for the Year		26,001	1,496	27,497
Reconciliation fo Funds				
Total Funds Carried Forward		26,001	1,496	27,497

**Balance Sheet
31st March 2010**

	Note	2010 £
Fixed Assets		
Tangible Assets		0
Current Assets		
Bank		27,484
Cash		13
		27,497
Creditors		
Amounts falling Due within one year		0
Total Assets less Current Liabilities		27,497
Net Assets		27,497
Unrestricted income funds		26,001
Restricted income funds		1,496
		27,497

Project officer report

By Louise Moran
June 2009 to June 2010

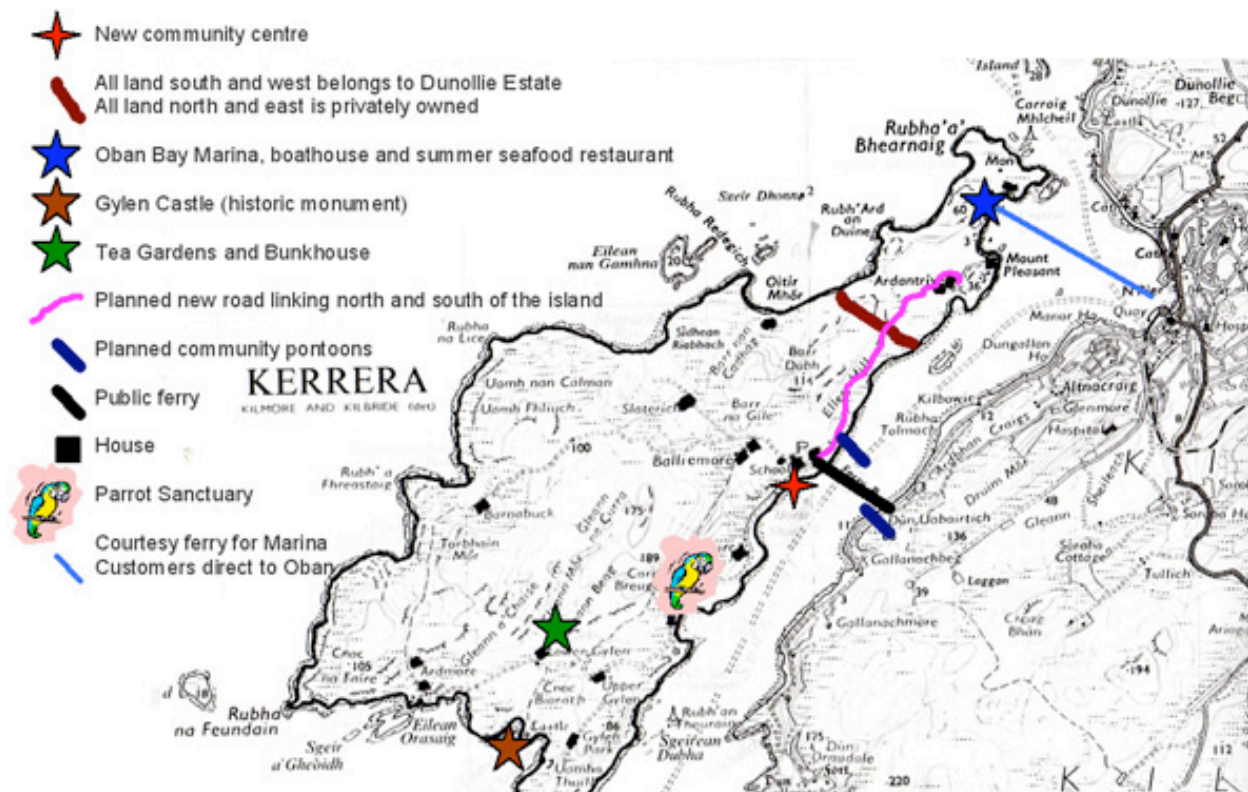


I started working as project development officer for IKDT on 11th of June last year and have found the experience to be a great honour and privilege. To be able to use one's skills and experience for the benefit of a whole community is a wonderful thing and only really possible in such a small community as Kerrera.

Pete has been a great help with all things financial and we really could not have risen to all the challenges of the year without his experience of budgets, cash flows, building projects and so on. I know that he is as committed to this work as I am.

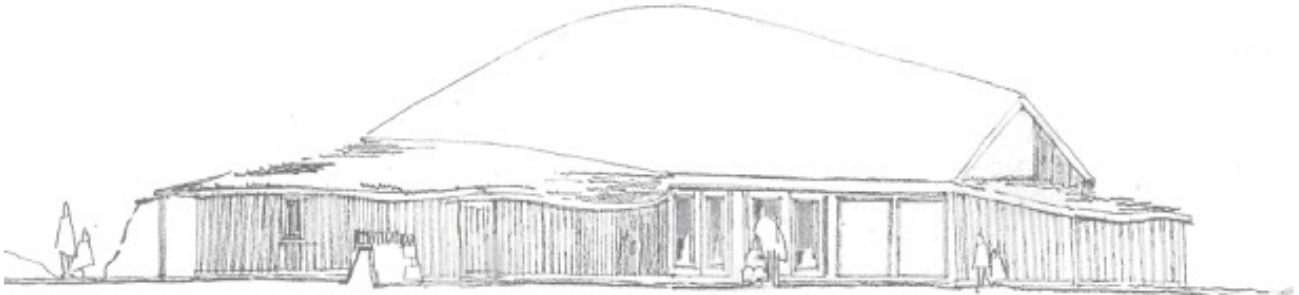
This past year has been a time of great opportunity, growth and challenge for all concerned and would not have been possible without a lot of community support and participation. The opportunity for everyone to be involved at all levels makes Kerrera a unique place with its own individual way of working. This really is a community taking responsibility for its own future.

Following the emergence of a series of excellent opportunities, IKDT has been very busy this year and worked on projects for a new road, a community centre, landing stages, enhancing the breakwater, providing visitor toilets and feasibility of wind turbines. The trustees have worked hard and gained a lot of new skills and experience.



Community centre and Village SOS

In mid June I identified an exciting opportunity for potential funding for the community centre. This was the Village SOS project that was being run jointly by the Big Lottery Fund and the BBC to give grants of £400,000 and film the progress of six projects across the UK.



West elevation of phase one of the community centre

A community meeting on 28th June discussed the possibility and gave the board the mandate to proceed with an application. It was important to seek general consent since the winning projects will have film crews visiting over a period of a year.

This project has taken a lot of time and effort and has created a lot of energy, experience and learning among the group. Although we were ultimately unsuccessful in winning the £400,000, we were successful in getting through to round two and received £10,000 to produce a business plan and to employ an architect.

Board members represented Kerrera at Village SOS events in Manchester and London and put in a lot of hard work to promote the project

Community consultations have allowed the whole community to reflect on what kind of building they want, where it should be and what sort of activities should take place within it.

The level of community involvement and degree of agreement has been remarkable and we have gained a design that is unique and also blends with its surroundings.

A request was put out to the whole community for suggestions of suitable architects who were invited to tender. The board spent a long time debating the various options and Stuart Bagshaw

Associates from Stornoway were selected for the job. Stuart came to meet the board and the community and went back to design a grand building that fulfilled the whole wish list.

This was far from being affordable and the board spent many hours prioritising and working with Stuart to phase the building and pull the project back down budget. The design is now for the core elements of a small hall, meeting room, kitchen, toilets and storage areas. This will allow the community to participate in sports, health and fitness, social activities, fundraising, 'curry nights', meetings, film night and other events.

It will allow for potential growth to accommodate a village school, heritage centre, preschool and after school groups and for workshops, weddings and other revenue creating activities.



Heather, Karen and Louise at the matchmaking conference in Manchester



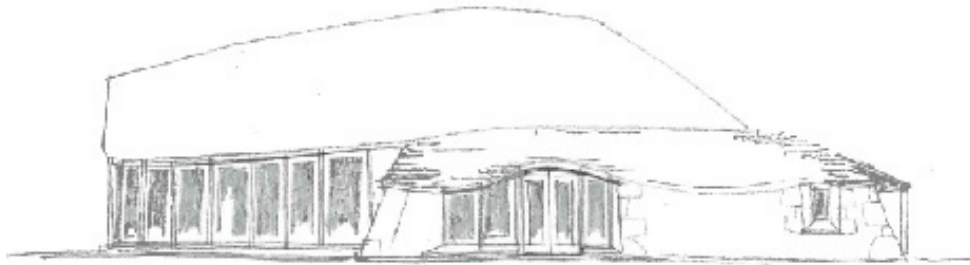
Floor plan of phase one of the community centre

The building is planned to be low impact, require low maintenance and use renewable energy.

This phase one of the building forms part of the grand design Stuart originally drew and the whole plan has been submitted for planning approval. Once planning consent has been achieved, this will allow for the addition of other sections such as accommodation to allow people attending functions and workshops to be able to stay on the island.

Parts of the building are planned to become training projects to allow local and interested people to gain new skills.

The exciting design makes use of turf roofing using the turf from the site, sea weed thatching, dry stone walling, straw bale insulation and as many local materials as possible



East Elevation of phase one of the community centre

One aspect of the Village SOS project was that each village was matched with a 'champion'. Heather, Karen and I attended a very intense and exhausting event in Manchester where we met lots of potential champions. We were lucky to choose and be allocated Christine Hope who has helped with the business plan and preparing for the Dragon's Den type presentation.

Duncan, Christine and I represented Kerrera at the final presentation which comprised 15 minutes of us selling the project and 25 minutes of intense grilling from the seven successful business people on the committee. Christine has visited the island several times and has grown very fond of it. She plans to stay in touch and offer support despite our lack of success in the ultimate stage of the competition

The board are committed to continue to seek funding so that this project can become a reality and the community can have a home, a place to provide services to visitors, a centre for holding workshops, signposting to other Kerrera businesses and will create jobs for local people thus securing life on the island. This is seen as a core element of the work of the Trust and will allow for the development and sales of the Kerrera Brand products. It could also lead to growth in island population and stimulate the need for some further housing for working people.

The Road

The lack of a road joining the north and south of the island has been an issue for many years. This issue had been identified as the number one priority in a community survey conducted by Mark Jennison as part of the groundwork for the formation of the Isle of Kerrera Development Plan

The community had worked with Mark Jennison and the Isle of Kerrera Residents Association to identify the best of several proposed routes. After much discussion they agreed on the shortest route that avoids

cutting through good farm land.

This route (in pink) leads along the coast from the ferry then curves inland to join the existing track in the north before bypassing Ardentrive Farm to the west and ending where it rejoins the existing track at the Ardentrive boundary. This route will allow access for people in the north to the public ferry without impinging on the complex access issues in the north. It will solve the problems faced by the northern residents who do not currently have access to the public ferry.



The consultation process and much of the groundwork had already been done leading to cost estimates from a local construction company and the council. We already have planning permission for the new road.

An opportunity to apply for 90% funding through the Scottish Rural Development Programme suddenly made the project viable. This is Rural Priorities money and will not be available at the 90% level for long so the application had to be made this year.

Dunollie Estate and Ardentrive Farm offered to donate the land for the project and the estate promised rock for the bedding. In this way, the remaining 10% of the cost can be covered. The application process took a lot of work in a very short time but it was submitted on time and we have received lots of support including a letter from the council saying they will adopt the road once it is completed.

The road will

- Enable all the island residents to interact for social and economic purposes.
- Enable all the farms to access the public ferry reducing transport times and costs, allowing for economies of scale and making farming more sustainable on the island
- Allow all island residents to access the public ferry and use the free ferry car park on the mainland.
- Facilitate the development of the Kerrera brand of produce by allowing the farmers and craftworkers to be able to meet to work together
- Lead to the community centre that is planned near the pierhead. Kerrera brand produce will be able to be made and retailed at this centre, stimulating the local economy and providing better incomes for at least 6 families.
- Allow the track on the west side of the island to recover from years of quad bike use and the wetlands to be restored as important habitat.

We should hear in mid June whether we have been successful with the application and be in a position to start this important project. If we do, this will have a major impact on the island community- its infrastructure, farming sustainability, public ferry, future development and community life.

Community landing Stages and Breakwater enhancement

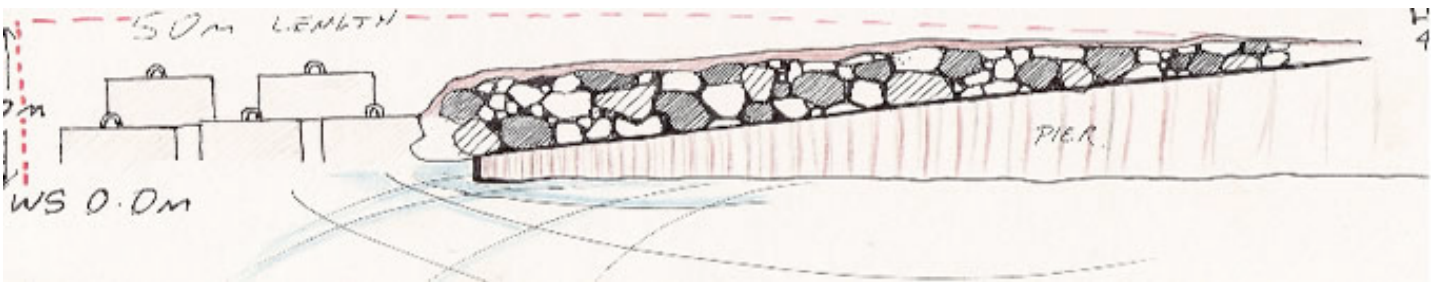
The SRDP community facilities part of the Rural Priorities programme made it possible to apply for 90% funding for community owned landing stages and for enhancing the existing breakwater. This has been a steep learning curve for me as I have no nautical experience and have had to learn about all the various permissions that are needed for anything that is put in the sea.

An application is being made to the Crown Estate for funding to support this important project.



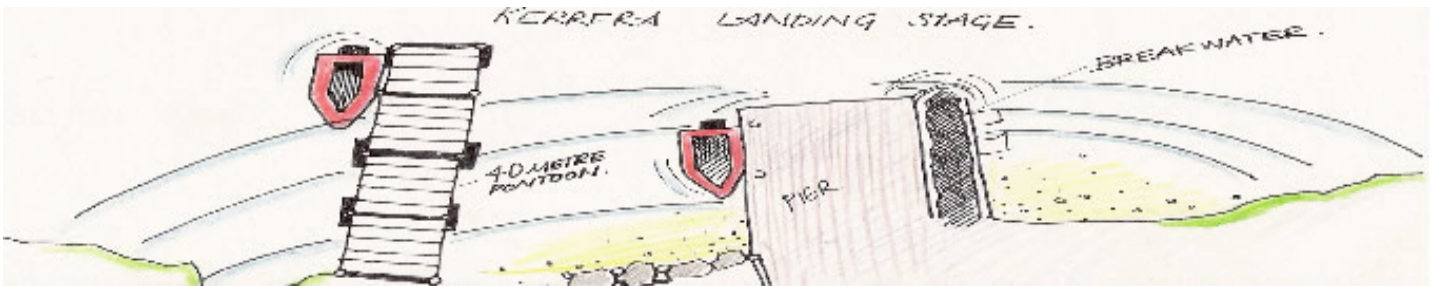
Mainland landing stage and walkway

Safe, convenient mooring places for small boats on the island and mainland sides of the Sound of Kerrera are needed. Landing stages will allow improved access to public services and recreation off the island, enhanced work opportunities and a greater range of lifestyle choices. They are also vital to protect the health and safety of community members who currently have no safe mooring and need to use their own boats to get to their jobs outwith ferry times.



Improvements to Kerrera pier breakwater

An improved breakwater is essential to allow for improved safety and reliability for the Kerrera ferry. This will enhance the service for local people and also for the visitors to the island. This breakwater will also provide shelter for the Kerrera-based landing stages that will be provided to allow residents to get to work and leisure activities.



Isle of Kerrera landing stages and breakwater

Again we must await the outcome of these important funding applications. If they are successful we will have a summer of hard work to get the improvements done in time before the winter storms.

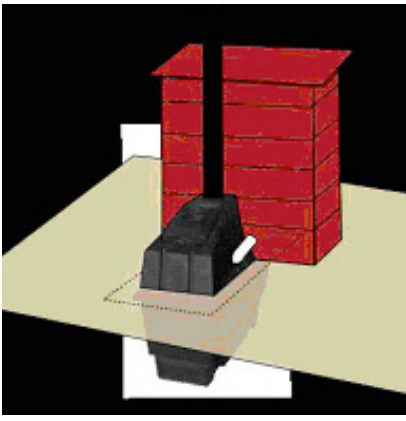
Composting Toilets

At my first meeting, the subject of toilet facilities for the visitors was raised and I was tasked with finding out more about the topic and reporting back. I did this and brought details of various systems to the board who then chose the Enviroloo system.

This is an enclosed waterless system that uses wind and sunshine to desiccate the contents. The installation is a simple process that is within the capabilities of people on the island. The units require little maintenance beyond annual servicing and ongoing cleaning and replacing of paper and hand gel. An island resident has volunteered to take this task on.



I put together a project plan and applied to Argyll and the Islands



LEADER and Argyll & Bute Council Leisure Development fund for funding for two composting toilets to be housed in simple wooden structures.

We are delighted to have been successful in both applications and have gained many new skills trying to work through the planning process.

We have now received planning permission and have ordered the two units. They should arrive by mid June and will be installed beside the pier and by the track down to the castle.

The buildings will have visitor information boards attached and we are collecting information and ideas for these displays.

The public ferry transports 10,000 visitors a year to the island and the lack of toilet facilities has been a problem for many years. IKDT is proud to have achieved a solution that has little impact on the environment but will have a significant impact on the visitor experience and works well within the beautiful Kerrera environment where there is a great lack of facilities and infrastructure.

The Island Parrot Sanctuary



Kerrera is home to a sanctuary for sick, injured and disturbed parrots.

During the past year this has developed into a charity in its own right and I have been able to help them with some advice on their constitution and governance matters



Ferry review and Scottish Executive departmental visit

The issue of the ferry service to the island is a long running and complicated one.

- It is the only lifeline ferry service in Scotland that is not subsidised
- The piers are owned by Dunollie Estate and the service is franchised to a private individual
- By island standards there is a frequent ferry service but it starts at 8.45am and finishes at 6pm which limits the islanders' employment and social opportunities.
- The potential custom for later and earlier ferries does not justify taking on extra staff to cover a longer day
- There are extreme variations in customer numbers between summer and winter
- The ferry operator must cover the costs of all maintenance and repair of the boat.
- The piers have not been developed since the time of the ferry being a rowing boat.



Duncan MacEachan, ferry operator, and Mike Robertson, Dunollie Estate factor, have been very involved in the current ferry review that is being undertaken by the Scottish Government. They have attended meetings and participated fully in the consultation to plead the case for the Kerrera ferry being included in the support package that every other island receives.

The consultation process is still ongoing but the committee have produced a lengthy document that does mention Kerrera, the state of the piers and the need for a subsidised service.

The Scottish Government Ferry Department, along with the review committee chair, visited Kerrera as part of a mini tour of four services in March and saw the situation for themselves.

The people of Kerrera gave them a very warm welcome and a community meeting allowed everyone the opportunity to discuss the situation directly.



The Community gathered in Duncan's shed to meet the ferry

department and explain their situation

It is hard to predict whether there will be anything gained from this process but it is vital that we continue to work to keep Kerrera in the picture and be active in anything that will enhance or consolidate the ferry service for the good of the residents and businesses that are so dependent on it.

Community Wind Turbines

We have had several meetings with the CES representatives and Pete attended their conference. Mark Jennison's company, Real Alternatives, produced a feasibility study based on the identified site and type of turbines he proposed. This project has been dragging its feet due to us needing information about what surveys will be needed to accompany the planning application.

There is some doubt as to whether we will be able to access the original type of turbine that Mark recommended and Felix Wight from Community Energy Scotland is pursuing this investigation on our behalf.

The met mast on the site has involved most of community in its erection and re-erection after incidents with wind and cattle but it has produced excellent wind speeds despite this being a relatively calm year. We are hopeful that the turbines, once installed, will be highly effective on the chosen site.



The turbine project has been designed to generate income for community projects through selling electricity directly to the national grid.



The met mast



One of the potential types of wind turbine

The board are still in the process of examining this project since the wind turbine industry is a young one and both the technology and the companies involved in it are changing fast.

The turbines have the potential to support a lot of work on the island but are a major investment and not one to be undertaken lightly.

IKDT will be spending more time on this project in the future as we will push for answers for the environmental survey questions and identify the best type of turbines.

It is a central element for facilitating and sustaining the community's development of services, facilities and infrastructure on Kerrera.

Conclusion

We have achieved a lot in the past twelve months- plans for a community centre, compost toilets, grant applications for road, landing stages and breakwater works. The turbine project moves forward albeit slowly. There has been a lot of hard work by all.

Everyone who visits Kerrera seems to go away with a sense of how peaceful, beautiful and unique it is. It is unspoilt and therefore precious in this modern stressful world. I have been given the privilege of being able to get to know it as a living working home with all the problems and benefits that brings

Dunollie Estate has kept the island in this way by not investing in major developments. In doing so, they have sought not to change its nature. They are supportive of the residents' need for improvements and are working with IKDT to take the Development Plan forward. Development that is led from outwith the island would see it as empty land, a resource to solve problems elsewhere or for speculators to make a lot of money such as -



- A large housing estate to deal with the housing problem in Oban
- A place for executive homes
- Luxury second homes
- A chalet/caravan park
- A big water sports park
- A tourist theme park

This is all possible but it would destroy what makes Kerrera unique and I think it would destroy something that everybody needs- a small place away from the pressures and pace of the 21st century. This is why people visit. This is why the islanders live there. That is why we must all care for it.

Things must change to make life viable. Kerrera needs its basic infrastructure improved and a community meeting place. It is vital that this change is led by the people whose home it is. It is a delicate balance to develop sensitively whilst retaining the intrinsic nature of the island.



I would like to thank the people of Kerrera and in particular the Trustees for giving me the opportunity to work with them on this great journey. We have all learned a lot in the past year and look forward to the many challenges and opportunities that the coming year will undoubtedly bring.

