

# Westray Development Trust



## Annual Report 2006/7

### CHALLENGING TIMES

**Last year has been a difficult one for the Trust and the signs are that the coming year may be equally challenging.**

The Trust is managed by a board of between 9 and 15 volunteer directors and, ideally, it requires a minimum of 12 to promote the aims and aspirations of the community through the Trust's sub groups and subsidiary trading companies. Directors can serve for a maximum of 6 consecutive years and 2006 saw the last of the original directors having to step down. Although new directors are elected each year, for a variety of reasons, a number have stepped down and, as we head towards this AGM there remain just 8 directors on the Board and, of these, one steps down at this AGM and 2 are required to step down at the next AGM

The Trust operates on behalf of the residents of Westray and we need new folk to stand as directors. Whilst much has been achieved by the Trust in the past, there remain many opportunities that can bring benefits to the community in the future. If you have not already done so, we need you to stand as an ordinary member of the Trust - we need more members. Membership entitles you to vote, and therefore have your say, in the election of directors and it also enables you to stand as a director. If you are interested, but unsure about what is involved, please contact me or any of the other directors for a chat before the meeting.

#### STAFFING

On the staffing front, the Trust entered last year with a complement of three full time staff paid through a combination of grant funding and money generated through the Trust's delivery of the

Scottish Community and Household Renewables Initiative (SCHRI) contract for Orkney. The contract was operated by Sam Harcus, although the contract generated an income which paid for part of Sam's salary and a full time administrative post, it left very little of Sam's time available for the Local Development Officer work.

Funding for Colin Risbridger's Renewables contract came to an end in May and we thank him for his efforts over the past two years and wish him well for the future.

The grant funding for the Local Development Officer role came to an end in September, this grant had funded the balance of Sam's salary. Despite several attempts, a new source of funding could not be found by the time the SCHRI contract was re-tendered during September. As there

was uncertainty as to whether the Trust would have the capabilities to manage the contract in the future, the directors decided not to re-bid for this work. With uncertainty surrounding whether the Trust would be able to continue his employment, Sam put in a bid for the contract in his own right and we are pleased that he has been awarded the work. Sam has made a huge contribution to the Trust over the years and we thank him for that and wish him success in the future. Sam continues to provide assistance to the Trust in a voluntary capacity.

The admin support during the year was provided by Gina Rendall and Julie Jessett, whilst Gina was on maternity leave, thanks to them for their contribution. Gina has now returned to the role in a part time capacity funded from Trust's reserves.

And so, the Trust enters this new year with the only paid jobs being one part time admin post and a small amount of book keeping support.

Reports from the sub groups and subsidiary companies follow this report. We should have liked these to have shown a greater level of progress and one reason they do not is down to lack of resource. During



*Geordie Thomson, Chairman  
Westray development Trust*

the year we took a decision to cut back on plans to a level more in keeping with the effort available. At last years AGM, in addition to the wind turbine project, you asked us to concentrate on Young Folks, Housing and Industry. Whilst there has been a good deal of activity around young folk, the other areas have proved to be more problematic.

#### DIGESTER

One of our hopes for the future, on the industry and job creation front, was the anaerobic digester project. Following some further work, a firmer estimate of cost at around £1m was established and offers of grant totalling some £800k were received. However, time constraints applied to the grant funding and the Trust did not have the resource available to manage the work within the required timescales. An offer to build and operate the plant was received from a local company but, following careful consideration, the directors decided the risks of proceeding with the proposal to be too great and the offer was

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declined. Therefore the grant funding required to complete the project was not taken up and it is extremely unlikely that a similar level of grant will be made available in the future. It is unlikely that we shall be able to resurrect the project. We have discussed the reasoning behind the decision with those agencies who have invested in the project and they have backed the Board's judgement. There is a general acceptance that much has been achieved by this project that will assist others hoping to develop projects using this technology. The Board still believe that benefits can be derived from the implementation of the technology on Westray. We are in the early stages of discussions with Orkney Zero Waste and Orkney Islands Council regarding a much smaller scale digester aimed initially at managing domestic waste.

The delay in the wind turbine project is particularly disappointing. Given the decline in the levels of grant funding likely to be available in the future, we need to be able to generate a significant income to help us to realise our aspirations. It now looks as though it will be late 2008 before this income will be available and we shall therefore

need to carefully manage our remaining reserves.

However, we remain positive about the future despite the challenges that face us. A lot of work has been put in by folks across a range of projects during the year and we are confident that this background effort will deliver fruits in the future. We now believe we have a way forward on housing in partnership with the other Outer Isles. The Bio Fuels company has been awarded grant funding and we need to look at developing an infrastructure at Gallow Hill to accommodate it, together with the potential domestic waste digester and wind turbine. We are almost at the point where we shall be able to order the wind turbine.

The Peece Neems project continues to receive praise from a variety of sources - so, well done to Lorna and the team. We look forward to seeing the final version.

In conclusion, we believe that the foundations are in place to deliver some significant achievements across a range of interesting and challenging pieces of work, BUT - we need additional volunteers to help us to deliver these.

*George Thomson  
Chairman, WDT*

## **GREEN ISSUES**

**The importance and potential of our local environment continue to be a priority within the Trust. Though there is little to report at the moment, our focus remains constant. Once more, a successful beach clean was completed in April, with around 200 bags of bruck being removed from our beaches. Grateful thanks to all who became involved in this event and helped to make it happen.**

**Following the feasibility study completed on the Loch of Saintear, it is planned to have an ecological survey done on the Loch. This will assist us in finding ways to best utilize the area.**

**As a group, we always welcome your enthusiasm and ideas.**

## **FINANCIAL REPORTS**

### **Treasurer's Report 2005 - 2006**

THIS FINANCIAL YEAR has seen another busy year for the Trust. Funding for our Local Development Officer, Sam Marcus, was provided for 2/3 of the year from Orkney Enterprise and Orkney Islands Council. The remaining 1/3 was provided by funding from the Esmee Fairbairne Foundation. This also provided funding to pay Julie Jessett as maternity cover for our Administration Assistant, Gina Rendall.

Lloyds TSB provided funding for the Höfn Revenue costs. Höfn hires and a jumble sale have also contributed towards this. The Höfn bus has funding in place until March 2008 from the Rural Communities Transport Initiative and the Westray Community Council.

Community Planning Partnership money has again helped with some of the Trusts running costs. The Scottish Community and Householder Renewables Initiative (SCHRI) a consultancy contract on behalf of the Highlands and Islands Enterprise has allowed for extra income to the Trust again this year. This contract ended in October 2006.

Renewables projects have again received funding from various funders. These include The Energy Saving Trust, Orkney Enterprise, Highlands and Islands Enterprise, Scottish Power Green Energy Trust, Orkney Islands Council, European Regional Development Fund, Transforming Waste, The Community Land Unit, Consultancy, Presentations, talks and VAT refunds.

Heritage Lottery Funding has enabled the consolidation of Quooygrew and provided the funding for the Peece Neems Project. Orkney Enterprise and SCHRI each provided funding to allow the Trust to have a Renewables Student, Alan Thomson, for the summer.

In total throughout this financial year the Trust have received funding from the Westray Community Council, Orkney Islands Council, Orkney Enterprise, Scottish Power Green Energy Trust, European Regional Development Fund, Heritage Lottery Fund, Transforming Waste, Rural Communities Transport Initiative, The Community Land Unit, Development Trust Association Scotland, Seeing is Believing Fund, Höfn Hires, Höfn Bus fares and Donations.

*Janette Rendall  
Treasurer*

### **Auditor's Report 2005 - 2006**

THE ACCOUNTS of Westray Development Trust can be summarised as plenty of assets and cash but little money available to spend outside of the development of existing projects. Over £300,000 of money was received for the year ended 31 October 2006 but most was earmarked before it was received. This is why the Trust frequently has money in the bank but cannot spend it.

Over the last few years this level of income has resulted in assets with a book value of over £350000 being accumulated and the directors bear the onerous responsibility for safeguarding these assets. This is the book value or cost after depreciation and the actual values could be very different.

Unfortunately the Trust was once again successful in raising finance for projects and the income of the Trust exceeded the audit threshold. We have therefore carried out an audit which has shown no reasons for concern, although as always we have made some suggestions on how the Trusts financial systems could be improved.

The threshold for audit has now doubled to a turnover of £500000 and it is probably (but not certain) that an audit will not be required next year.

*The Long Partnership  
Kirkwall*

# STUDENT PLACEMENT

During my employment at the Westray Development Trust (WDT) over the summer, I gained valuable experience working with the Westray Renewable Energy Company (WRE) and Orkney Bio-Fuels Ltd.

Westray Development Trust  
During my employment over the Summer I have helped produce several case studies, namely:

- Westray Parish Kirk 6kW Proven Wind Turbine (Update)
- The Höfn 2.5kW Proven Wind Turbine (Update)
- The Holm Community Association 15Kw Proven Turbine
- Westray Care Centre (Kalisgarth) GSHP and Solar Collectors
- Lynn Crescent- Wood Chip Burner
- Bio-Fuel
- The Electric Car Brewing Beer & Ethanol

Producing these reports has been very beneficial to me as I have learned many skills which can be transferred to future projects at university.

As part of my employment I had the opportunity to visit the Orkney Housing Association and observe a variety of the renewable projects they have undertaken in Kirkwall, such as the Wood Chip Burner at Lynn Crescent, the Heat Recovery Ventilation Systems at Wellington Road, and the ground source heat pumps at Somerville Square.

I also observed the installation and erection of a 6kW Eoltec wind turbine at Westray Processors, which I found very beneficial as it has increased

my knowledge of how small scale turbines operate. I had the opportunity to take part in a sand management course on the island of Sanday. The course focused on sustaining and developing dune systems, as well as enhancing areas of vegetation. These visits enhanced my knowledge and gave me first hand experience in the advances in renewable technology.

## ORKNEY BIO-FUELS

When working with Orkney Bio-Fuels I assisted in the preparation of creating bio-diesel. This work involved pumping, amalgamating and cleaning the waste vegetable oil in preparation of creating bio-diesel, which is used in diesel engines, this work helped me gain an insight in how bio-diesel is produced, how it performs in vehicles, how it can help reduce harmful emissions and how it is a renewable fuel that can quite easily be produced..

I have helped install a micro brewery; this consisted of basic electrical and plumbing work. This enhanced my experience in brewing beer and also in creating bio-ethanol which in turn will be used as a fuel in petrol engines.

I have also been involved with the modification of a conventional petrol powered vehicle to an electric vehicle. This work has included helping program the charger unit of the vehicle which has improved the way the batteries are charged.

## WRE

I have been assisting the Westray Renewable Energy Company. I have helped with the due diligence process in acquiring and installing a community owned wind turbine.

I was involved with negotiating



power purchase agreement quotes for the community owned turbine project. I was also involved with putting together an application for the big lottery fund, in an attempt to secure funding for the community owned wind turbine project and to cover the costs to employ a development officer and a secretary.

## PEECE NEEMES

I have been involved in the Youth project Peece Neemes.

This consisted of recording and editing place names which would be used in an interactive DVD which will include all place names on the island of Westray. I also took part in an audio course with North Star New Media which taught us the basics in sound recording and editing.

The placement with WDT will prove beneficiary to my course I am studying at University.

*Alan M Thomson*

## WESTRAY GOLF CLUB

AS I'M SURE everyone is aware by now, the land of Breck farm came on the market in 2006. This also included the Links of Breck, which had been rented from the late Mowat Rendall and used as the golf course for a considerable number of years. The Westray Golf Club saw this as a "once in a lifetime" opportunity to maybe purchase the land, enabling them to improve the course over time. At this stage the club approached the Westray Development Trust to see if they could be of assistance in raising the finance needed.

The Trust was very fortunate in that they were able to purchase the land through a 95% grant from the Community Land Unit, with the Westray Golf Club paying the balance. We are now at the stage where a long-term lease is being drawn up between the Westray Golf Club and the Trust. This should, when completed, give the Club the confidence to go ahead and do the improvements needed. The golf club has already acquired the material to fence the land; this was possible through a grant from the Westray Community Council, which was much appreciated.

Because the land was bought by the Westray Development Trust, (who represent the whole Island, therefore giving everyone access to the land) the Community Land Unit attached a condition to the grant, stating that; the public had to be fully consulted on the development of the land. Therefore, anyone who has any ideas on how the land could be developed for the good of the Island (with golf as the main activity) should put their ideas forward at the AGM, or put it in writing to the Trust. Ideas so far include, public walks, parking and picnic area and a public toilet.

*Robbie Rendall*

## YOUTH

### **Involvement Training:**

In July groups of young folk from Westray and Sanday met in Birsay to take part in a weekend course to encourage them to become more involved in their communities and why. In September we met again in Newtonmore with other groups from throughout Scotland.

They all gave presentations about where they live; this gave them insight into each other's lives and other communities. Showing our youngsters that living south is not that different in rural areas. Friends were made and exchange visits planned.



### **PEECE NEEMS VIKING CONFERENCE**

Five of the young folk involved in the project were allocated free places at The Viking Conference in Edinburgh, they gave a presentation on the work they are doing to some of the lecturers during lunch. In the evening we attended a reception and guided tour at Edinburgh Castle.

We are still working hard and will now be finished at the end of April.

Local voices saying the names are still needed for recording, so if you would like to get involved please get in touch.

### **CALENDARS**

We have been selling calendars to raise money for Hofn and plan to repeat this next year with pictures taken by the young folk.

We can still order calendars for 2007 at £10 each, £2.50 of which goes to Hofn.

*Lorna Brown, Youth  
Development Worker (O.I.C.)*

## Education and Training

Work began on site at Easter 2006 on what would become the Healthy Living Centre with a purpose built learning centre space incorporated and an additional space which would provide a room where video conferencing could happen independently of the school timetable.

together with membership cards and the Westray Learning Centre will be in position to promote community internet access with facilities accessible during times when the fitness suite is open. So you will be able to gym, swim & surf (or should that be 'jog, swim & blog!') if you choose to.

Prior to the opening on 9<sup>th</sup> December 2006 a great deal of work was done under a very short timescale to ensure IT networking capabilities were incorporated in the building and to negotiate a Service Level Agreement and Operational Procedures between the stakeholders – these being Orkney Islands Council, Westray Community Association and Orkney College.

Meanwhile a number of learning opportunities are planned please consult local notice for details together with promotions of free taster sessions which are designed to encourage people to come and try see what is on offer at the centre.

The agreements which are currently in place will be reviewed in June 2007. Networking is provided by Orkney Islands Council intranet and in the near future there will be a switch to unique logins and passwords provided through the University of the Highlands and Islands. This will mean the centre will operate as part of the UHI network through a virtual private network (VPN).

Feedback and suggestions would be most welcome in this developmental stage. The centre is here to benefit the whole community – please enjoy using it and provide the feedback which will help the stakeholders improve provision.

Until such time as this happens a temporary setup is in place which carries a number of restrictions particularly regarding the use of webmail. Once the new system is in place these obstacles will be overcome, user names and passwords will be issued

Finally thanks are due to the many individuals who over the years have striven for this goal. Without embarrassing you all by name – you know who you are and this development would not have happened without you. There continue, as always to be issues to overcome which only adequate levels of funding will address. And to this end the work of the Westray Development Trust is only partly done and efforts will continue regarding staffing and running costs. If you would like to be part of this effort we'd like to hear from you!

*Jo McDonald*

## HOUSING

Available, affordable housing in Westray has always been one of the top priorities for the Trust; this has been confirmed by the community from 1998 onwards. The housing bodies in Orkney struggle to meet demand, by building and refurbishing property to fill waiting lists in the main population areas. It is therefore difficult to justify building rentable property in the isles of Orkney where the waiting lists are understandably much smaller.

At the time of the Community Conference in 1998, with the population in decline the number of houses available was not a problem and with the build of a Care Centre pending, WDT made a conscious decision to wait and see what impact this would have on available housing before proceeding. Rather than emptying houses the Care Centre took workers in to the island.

The Local Development Officers from all the North Isles meet regularly and discuss topical issues, which again frequently includes Housing, when perceived problems can be discussed with OIC and the local Housing Association. The outcome of this is that HIE Orkney has agreed to co-ordinate and fund a study by each Development Trust to ascertain the demand for housing and the type required to meet any demand. This study will be undertaken in spring 2007 and will be compiled in conjunction with a consultant and the local housing bodies.

In Westray we have the potential to be prepared to address the issues identified in a partnership approach if the need is other than the conventional council housing. Orkney Housing Association and Orkney Islands Council have access to funding to build housing but the Development Trust and Building Preservation Trust can access funding from sources; this has the potential for an inventive partnership approach to address the issues identified.

We would value your input and co-operation on this issue and we shall be contacting each household in due course.

*Sam Marcus*

# Westray Renewable Energy Ltd (WRE)

WRE is a wholly owned trading subsidiary of the Westray Development Trust (WDT) and was set up initially to develop the Wind Turbine and Anaerobic Digester projects. The company is managed by a board of between three and six directors. At the outset, WDT decided that the directors should be volunteers with three being appointed from the board of the WDT and with three being appointed by the community.

## CHAIRMAN'S REPORT

As I reported last year, the main focus of the company over the period would be the wind turbine and this has turned into something of a stop go project.

Initially, the global increase in interest in renewable energy created difficulties for communities wishing to buy turbines from Vestas, the preferred supplier. From a commercial perspective, it makes economic sense for a company to sell large numbers of turbines to a small number of purchasers rather than small numbers of units to large number of purchasers.

Communities in Melness, North Harris and Tiree shared our difficulties. We are grateful for the efforts of the Highlands and Islands Community Energy Company (HICEC) for taking up our cause with Vestas.

Once discussions with Vestas re-commenced, we encountered transportation

problems – although not with the turbine itself. A 90 tonne crane is required to erect the turbine but Orkney Harbours Authority advised the Rapness linkspan has a weight restriction of 40 tonne.

Seeking a resolution to this problem took a considerable time but, by the end of January, we had a costed plan to disassemble and reassemble the crane to fit in with the weight restriction.

It is somewhat ironic that, at the same time, Orkney Harbours Authority confirmed that the linkspan is actually capable of carrying up to 100 tonnes rather than the 40 tonnes previously advised. We therefore do not have a problem in transporting the crane and we now expect to receive a formal offer to supply from Vestas by the end of February.

Whilst discussions with Vestas



*The turbine we propose to install will be considerably larger than this one pictured above, which can be seen at The Höfu.*

were stalled we looked at other turbine suppliers but there are not many whose products are suitable to local conditions. We have, however, received a quote from Enercon which we are evaluating against the Vestas offering.

On the financing front, we are continuing with the plan advised last year of getting a machine up and running, proving that it works and then offering investment opportunities to island residents.

We expect investment from HICEC and from Social Investment Scotland but this will still leave a shortfall of around £1 million and, with support from HICEC, we are discussing a commercial loan arrangement with a number of financial institutions. Our business case was sent to them in February and we await their response. In the meantime, we are grateful to OIC for agreeing to an interest free pre construction loan facility.

We expect a flurry of activity between January and March during which time we need to decide which turbine supplier we are to go with, ensure we have a plan in place to manage all the practical arrangements and to agree a financing package so that we may formally raise the order for the machine. There will be a significant lead time between order, delivery and installation and our current thinking

suggests it will be around third quarter 2008 before a turbine will be operational.

Meanwhile, we are looking to reduce the borrowing requirement through grant from the Big Lottery and we are pleased that our initial application has been accepted.

We now need to construct the full application which has to be lodged by the end of May. State Aid rules will apply in this instance and need to understand what the impact will be on the amount we are able to claim.

And so, we are still working hard on what needs to be done to deliver a turbine but it will be well into 2008 before the plan has a chance of becoming a reality.

## FINANCIAL REPORT

The accounts for the year ended 31 October 2006 show income of £18517 (2005 £10243). This income was all earmarked to cover overheads and so the company ended with a small loss.

The balance sheet shows only small amounts of cash, debtors and creditors. From a financial point of view the accounts suggest that nothing much is happening.

However, this is not the case and a lot of work has been done that in a short time should result in accounts with much greater activity in the Profit & Loss Account and substantial assets and liabilities on the balance sheet.

## NOTICE OF ELECTION

Constitution of the current board is:

**WDT appointees-**  
A McVicar, A Sangster,  
D Stephenson

**Community appointees-**  
W Bain, P Bews, J Stout

With the exception of Ally Sangster who is stepping down, the other directors are available for re-election.

*D Stephenson  
January 2007*

# Orkney Bio-Fuels Ltd



To retain its charitable status, the commercial activities of the Trust are quite limited; however it is allowed to set up offshoot companies who can donate profits back to the Trust.

Orkney Bio-fuels Ltd. was established in 2005 to develop Westray's experimental bio-fuel production into a commercial operation.

After three years' work and with more than 30,000 miles of successful road testing we started selling Westray biodiesel in July 2006.

The company produces fuel from Orkney's used cooking oil. The oil is collected by OIC from hotels, restaurants, burger vans etc and shipped out in 1000 litre IBCs (a plastic tank in a cage on a pallet).

We process it to produce a diesel fuel suitable for mixing with regular diesel to use in diesel vehicles made up to about the year 2000.

We pay Road Fuel Duty, currently 28.35p per litre, on all fuel produced.

We sell locally at 80p per litre in 25 litre returnable plastic drums. We also sell at 70p per litre for quantities of 200 litres or more. We already ship to other islands in 200 litre drums and could supply in 1000 litre IBCs. We sold more than 1000 litres of fuel in our first five months of trading.

New regulations came out in April 2006 requiring all oil containers to be stored in properly bunded areas. Before this, transport containers like IBCs and 200 litre drums were excluded from the bunding requirements.

Alan Thomson worked many hours at the bio-fuel as part

of his summer college related work experience. He cleaned loads of plastic drums, sorted grades of used oil, poured oil over and pumped tonnes of oil from IBCs. His efforts have been enormously useful and helpful to us.

Orkney Bio-fuels Ltd. does not have any employees, apart from Alan's time, all the work has been done on a voluntary basis to get the business up and running. It is anticipated that there will be some part time paid work in 2007.

We attended the Vintage Rally in Kirkwall with a stand, at their invitation and as a speaker at the Shapinsay Renewables Event in November.

In October 2006 WDT bid to INCREASE ( a Scottish Executive waste diversion fund) for a £30,000 grant to establish a better work site with a concrete bunded oil storage area, three ex shipping containers to work in and a forklift truck to handle the IBCs.

Just before Christmas we heard that the bid has been successful and the project gets going in February.

The Electric Car conversion project is now moving forward again. It is also being done on a voluntary basis and pressure of time from other commitments has delayed progress. At this stage in the conversion it is not a case of simply fitting parts, a solution to each problem has to be worked out as we get to it.

We are currently unpicking the original complex wiring from when the car had a computer controlled petrol engine. There are no simple book answers in a conversion like this.

## WESTRAY DEVELOPMENT TRUST

The AGM is open to all. As directors of the Trust, we work away in sub-groups and also meet regularly as a board of directors, but we need feedback from you. We hope you will come along to the AGM on the 15th of March and tell us what you think , good or bad.

If you are not already a member of the Trust we invite you to join on the evening, by signing your name as you come in. There is no membership fee, but as we are a Company Limited by Guarantee, should we ever go into liquidation, you would be asked for the princely sum of £1. Our constitution ensures a rolling membership of directors, so no-one gets stuck in a post and fresh people with fresh ideas come in.

Some directors step down each year. This year there will be two directors stepping down. As well as the election of directors, there will be short updates from some sub-groups, a financial report, and ample opportunity for you to raise concerns and make suggestions.

Tea, Coffee and biscuits will be served during the evening. We look forward to seeing you in the Parish Kirk on the 15th March at 7.30pm

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