

RCA meeting minutes – MOWI Expansion Deal - 22/03/2026

Present - Jennifer Thompson (Chair), Jinty Crockett (Treasurer), Kate Bolas (Secretary), Lesley Watt, Stuart McKie, Sean Morris, Ali Morris, Aisling Calvert-Hewison, Neil Boyd, Elle Hutchinson, Debbie Chabluk, Bernie Ryan, Nick Murphy, Sareth Brown, Coinneach Hutchinson, David Hair (by video link for half of the meeting)

Apologies –Hywel Lewis, Rhiannon Ayley, Derek Thomson, Lauren Murphy, Fliss Fraser

Meeting minutes taken by JT.

Update: Committee are in active discussions with ACH about Tearoom, looking for bank accounts, hold keys to community kitchen and have access to RCA gmail address.

Ready for first Community Hall event today (booked by visitors).

LW advises that Catherine Moody on Muck has been asked to support the next step of a deal with MOWI.

Members put forward suggestions on what they would like to see from a deal with MOWI if the fish farm expansion goes ahead. Each suggestions was read out and a show of support given and noted. Discussions took place where no clear unanimous support could be seen.

Suggestions which are to be put forward for the deal are listed below.

1. Funds for Housing Repair and Maintenance
2. Professional Negotiator to be hired
3. Funds for Road Maintenance and repair including extending the road from the Village Square to the North Shore housing plots
4. Funds for Farmhouse Repair
5. Funds for repair of Harris Lodge
6. Funds for Dark Skies activities
7. Funds for repair and maintenance of the Village Hall
8. Mowi kerosene delivery to include community kerosene
9. Mowi wagon salmon to visit the island every year

Questions/Queries to IRCT Board:

- a. Prevention of seawall disintegration

There is concern that there is disintegration of the seawall near the burn at the visitors centre which some members would like MOWI to address. Photographs of where this is happening to be provided.

Action Point – Debbie C to provide photos of where the area of disintegration is happening.

b. MOWI build additional housing

- There is near unanimous support to understand if MOWI will be employing additional persons/building further accommodation

b. Hub

It was stated that there is funding from MOWI from some years ago that was originally for an amenities block and is now marked for a new Community Hub. The members would like to more about the status of this money, to be asked of IRCT Board.

c. Monies

- Upfront money

The amount of upfront monies from MOWI was discussed. Members would like IRCT Board to contact communities who have already been through the process with MOWI to find out what deal they received and how they feel about it.

- Regular payments

Members understand that MOWI currently makes regular payments to the community, it was suggested this is £10k per year. Members would like to know what the current amount is, to be asked of IRCT Board.

- Meet negotiator

Members would like an opportunity to meet with the negotiator charged with handling the deal. Request to be send to IRCT Board.

Minutes of the discussions on shown in appendix 1.

The next meeting will be Sunday 19th April to discuss the future of Farmhouse building.

APPENDIX 1

Details of the discussion that took place:

1. Housing repair and Maintenance

There was near unanimous support for asking MOWI to provide funds for repair and maintenance of housing.

2. Road Maintenance and repair

There was near unanimous support for asking MOWI to provide funds for repair and maintenance of roads.

During a later discussion about housing plots it a majority number of people agreed that road works/repair/maintenance should extend to providing road access to the North Shore housing plots.

3. Improved defense of fish farm barriers

This was considered an existing expectation of MOWI and is not to be included in any potential deal.

4. Support with power supply

This is not something the community would like to see included in the deal, discussions found that funding should be provided by NS or other funders.

5. Prevention of seawall disintegration

There is concern that there is disintegration of the seawall near the burn at the visitors centre which some members would like MOWI to address. Photographs of where this is happening to be provided.

Action Point – Debbie C to provide photos of where the area of disintegration is happening.

6. MOWI to build equivalent housing for any housing they build for additional employees

It was pointed out that there is no clear confirmation that MOWI will be hiring additional employees if the fish farm is to expand. A further discussion found that:

- There is near unanimous support for MOWI to build additional housing regardless of additional employees or builds by MOWI
- There is near unanimous support to understand if MOWI will be employing additional persons/building further accommodation

7. Monies

- Upfront money

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- Regular payments

Members understand that MOWI currently makes regular payments to the community, it was suggested this is £10k per year. Members would like to know what the current amount is, to be asked of IRCT Board.

- Meet negotiator

Members would like an opportunity to meet with the negotiator charged with handling the deal. Request to be send to IRCT Board.

8. Fork lift

There is little support to ask MOWI for funding for a community forklift at the pier. Reasons included: community property is difficult to maintain, this is an item that should be covered by the community and the amount of money needed for a forklift is very small compared to the overall size of the expected deal.

9. Farmhouse Repair

There was near unanimous support to ask MOWI for funding for repair of Farmhouse. An RCA meeting dedicated to the repair of Farmhouse will be held on April 19th 2026.

10. Harris Lodge

There was near unanimous support to ask MOWI for funding for repair of Harris Lodge. Project Manager for Harris Lodge (EH) advised that any funds from MOWI could likely be matched with funds from other providers.

11. Northside Plot / near Mowi bunkhouse house building

Point 1 shows there is unanimous support for the building of houses, it was decided this meeting was not the forum to discuss where the housing plots should be.

12. Dark Skies

There was near unanimous support to ask MOWI for funding for Dark Skies activities.

13. Hub

It was stated that there is funding from MOWI from some years ago that was originally for an amenities block and is now marked for a new Community Hub. The members would like to more about the status of this money, to be asked of IRCT Board.

14. Hall

There was near unanimous support to ask MOWI for funding for repair and maintenance of the Village Hall.

15. Mowi kerosene delivery

Currently kerosene for the community comes as a piggy back with the NatureScot delivery for kerosene for the castle. This may change when the castle is sold, member would like to ask if MOWI would include community kerosene in their delivery.

16. Mowi wagon every year

Members would like the MOWI salmon wagon to visit the island each year.

Next meeting: 19 April

Action points:

FF to ask for more info on Calmac maintenance days in winter timetable. Ie. What ferry coverage will be provided on Thursdays scheduled maintenance day.

ACH to forward a proposal to new RCA personnel for agreeing a rate and potential contract. Meeting set with ACH for 15Mar26.

RCA committee to advertise hall/toilet cleaning job opportunity to community.

KB to investigate neighboring areas (Eigg, Muck, Canna, Knoydart) similar documents for use on Rum.

New RCA committee to investigate obtaining a bank account with online availability.

Dates of note:

Community meeting for Mowi expansion – 22Mar26 Village Hall

Community meeting for Farmhouse block sale – 19Apr26

Revision notes:

- RCA ‘volunteers’ changed to RCA ‘committee’
- Included question at meeting from LM to JT
- Included text for minutes to updated at next meeting

Appendix 1: Suggestions for Road Charges made at the meeting

- NS to give £3 for every £1 raised by community – this may not stand after infrastructure agreement with NS is reviewed in the near future
- Moorings money taken by bunkhouse to be used for roads (EH advises ~£2.5k per year is raised from moorings payments)
- Mowi to be asked for full £300k to repair roads
- Re-instate previous charges of £20 per household for car, £2 per person for walking

Appendix 2:

- Sell each of 3 units of the block separately, IRCT board has confirmed this can be done
- Sell an individual unit and use money gained to fix a second unit
- Sell each at £1 with a contract for buyer and IRCT to have shared equity
- IRCT own the property with a contract for outside person to invest