

IGHT Board Meeting

Thursday 13th June 2019

Trust Office – 5pm

Present: Ian Wilson (IW), Stuart McNeill (SM), Malcolm Henderson (MH), Fergus Christie (FC), Jane Clements (JC), Ailsa Raeburn (AR), Brandon Clements (BC) - arrived 6pm

Apologies: Anne Shaw, Pamela James

Minutes: AR

1. IW confirmed that Nicola Evans had resigned as minute taker. Jacqui Smith had offered to take GTL minutes in the short term until a replacement is found.
2. IW confirmed that the housing surveys of a representative sample of the stock was underway. Not all houses would be surveyed. The purpose of the survey is to provide up to date data on the general condition of the houses and future repairing and maintenance liabilities. This would allow IGHT to understand its long-term financial liabilities for the housing stock, requirements for a planned investment programme to meet tenant demands and changing legal responsibilities and discuss options with the community for long term management. The survey is being undertaken by an independent surveying consultancy – JMP Construction and Property Consultants. This survey is not including any non-residential properties.
3. Woodend – the property sale is due to complete on 14th June. Net proceeds to be given to debt reduction of Nationwide debt.
4. Braehouse – property sale due to complete on 28th June. AMC hold a mortgage over the property which can be cleared. The balance to be used to reduce other debt with a small amount retained to cover the costs of preparing individual plots for marketing.
5. This will reduce the total debt to slightly in excess of £900,000.
6. Plot sales – a meeting with the Planners is to be arranged. The opportunity to revisit the island wide Masterplan was discussed.
7. Pam to provide revised figures for the reduction in debt repayments now there is only £900,000 outstanding.
8. Campsite update – RTIF funding confirmed. *HIE approval currently under consideration and a decision expected end July.* Architect and QS are to provide a fee quote for the next stage of the project. A number of options to be developed to be put to the community including leasing the site with planning permissions, development and IGHT managing or development and leasing or franchising the completed development to a local business or individual. An open session to discuss the options and then a survey or postal ballot to take place to gauge community support. This hopefully to be planned for July depending on progress with developing the options.
9. In the light of the recent decision by Argyll and Bute Council to charge for ferry car parks on Mull, IGHT to ask the Community Council to contact ABC for assurances that the car parks on Gigha and at Tayinloan won't introduce charges.
10. The idea of a small community fund was discussed and agreed. Max £5000 pa from GREL/ GGPL funds for local community groups or individuals. A Board of 5 to be appointed; 3 IGHT/ GREL/ GGPL directors and 2 independents. A proposal to be developed to put to the next GREL/ GGPL meeting.

11. Delegation of authority to staff and Board discussed. A proposal to be put to staff for consultation and agreement at the next Board meeting.
12. It was agreed that a proposal be put to Members for a change in voting age to 16 and that the category of Junior members would disappear. An EGM to be called for 18th July at 7.30 for approval. FC to provide Jane M with details of the change and Jane M to ensure notice sent out at least 3 weeks in advance to members of the meeting with proposed change.
13. Re erection of flags outside Trust Office. It was agreed by 5 votes, with a further 2 abstaining, that the 3 flags should be erected outside the Trust office. The feelings of different sections of the community, for and against, the flags being erected were discussed and acknowledged and the matter went to a vote.
14. Office administration support. The need for part time administrative support was discussed. Pam to be asked to provide a costed proposal for the post to include specific responsibilities, urgent priorities that weren't currently being met and the types of skills required. This would be considered by the Board at their next meeting.
15. VAT – IGHT's VAT position was discussed and it was agreed that advice should be obtained from the accountant as to whether IGHT should consider VAT registration.
16. BC reported back on the meeting the Young Board had with Shauna Cameron the Architect looking at the new games / sports space. It was very positive with good attendance from the islands young people and someone from the School. Shauna has prepared a Brief which the Young Board needs to approve for Shauna to progress.
17. Meeting ended. Date of next meeting to be confirmed.