

Isle of Gigha Heritage Trust Board Meeting

Monday 22nd August at 7pm
Trust Office / Microsoft Teams

Present: Fergus Christie (FC), Andy Clements (AC), Jane Clements (JC) Liz McCrindle, Jane Millar (JM), Ian Wilson (IW)

Apologies: Ian Pinniger (IP)

Minutes: Jane Millar

1. Chair welcome & apologies

IW welcomed everyone to the meeting and noted apologies received from IP.

2. Monthly Management Report

Bank Balances as at 31.07.2022

IGHT has £37,835.25 in the current account and £155,851.91 in the reserve account.

GTL has £41,167.64 in the current account.

GGPL has £119,763.87 in the current account and £22,155.74 in the reserve account.

GREL has £108,915.35 in the current account and £70,539.16 in the reserve account.

Cashflow: An invoice of c£125k is due to Duncan MacGregor for completion of the campsite project, however £20,100 is still to claim from RTIF for the campsite project. HIE may offer a grant up-lift of £65,000 to partly offset IGHT's contribution to the project. There will be another significant VAT reclaim to submit for GTL at the next quarter too.

Approx. £150k is due in from the Gateway project to IGHT.

£110,000 in compensation from Enercon is due to GGPL for the 2019-20 and 2020-21 financial years (their financial years run Dec-Nov).

Campsite: The Board agreed to invest in additional hard standing parking for motorhomes and boundary fencing. Quotes have been received for this work and staff are to progress and line up contractors for the Autumn. Anna is on leave for 2 weeks in October. It was originally suggested the site would be closed during the Autumn, however, as there may be some customers during the October school holidays, it has been suggested that these 2 weeks could be covered by other staff members.

Housing: EICR are underway, however lots of electrical problems are being noted and will need to be addressed in the near future, therefore budget will need to be considered for this work.

The Board agreed not to pursue the 2 months outstanding rent on Burnside 3 as the cost of legal proceedings would potentially cost more than the rent arrears.

Plots: The Tarbert plot was previously approved by Members many years ago, therefore the Board agreed to consider this plot as being approved for sale.

The interested party for the Highfield plot has confirmed their intentions to build for the purpose of full-time residency and are bringing essential skills to the island. The husband is a heating and plumbing engineer who would oversee the construction and would use his current team of builders to complete the build. The husband intends to work self-employed on the island. The interested party previously proposed to Air B&B the property or an adjoining space whilst they were on extended holidays to visit family, however the board refused this proposal as the plot should be for the purpose of full-time residency only.

MUGA: The Board agreed to wait and see what the MUGA can fundraise initially and how much the total development will cost before reviewing whether GREL can offer any financial support. The Parent Council can apply through the Community Fund in the meantime. The Board agreed to lease the required land for the MUGA to the Parent Council on a peppercorn rent, similar to the golf course. Conversations have taken place with the land tenant to make them aware of this potential development.

Housing project: We are waiting on further feedback from More Homes as the current cost and grant request is considered to be too high. The board agreed to keep progressing with this project.

3. Staffing Update

Financial Support: The job advert for financial support closed for applications on Friday 19th August. 2 CVs were received, and JM took a meeting with an Accountancy Firm who are still to submit their proposal. Once this proposal is received, JM will send round all applicants to the board for consideration.

Auditors: RA Clement will complete the audit this year for IGHT group, however, due to retirements, RA Clement will no longer be providing audit services. Fiona McGlynn intends to formally resign as auditor at the 2022 AGM. The board agreed to wait and engage new auditors once financial support is in place.

Pay rise: All staff reported back to say they are very grateful for the 5% pay increase which was given from 1st August in response to the cost of living.

Avian Flu: Casey-Jo has reported that the number of new dead birds is decreasing, however there are still a large number of dead birds lying on beaches in particular. Argyll and Bute Council have been unable to provide any support with up-lifting. There would be significant time, cost and risk involved in IGHT solely undertaking the disposal of all of the bird carcasses, therefore the board agreed that no further action should be taken. The board have agreed a newsletter entry should be prepared to explain this decision to the community.

Gardens: A job placement has been advertised within the gardens through the “No One Left Behind” scheme which is similar to the KickStart programme in that it funds 100% of the employee cost for 6 months, however, to be eligible, applicants have to be aged 25+ and unemployed for a minimum of 12 months. 2 applications have been received so far and will be reviewed by JM and Bryony shortly.

4. Cost of living

In light of the current cost of living, a rent reduction on IGHT properties over the winter was suggested, however, this would incur administrative time in adjusting sale ledgers and refunding those with direct debits set up. This would also affect the on-going maintenance planned for IGHT housing. Therefore, the board proposed that the rent increase for 2023 could be capped instead. The current rent policy is 1% + inflation and will be reviewed towards the end of 2022.

5. Working Groups

The Memo & Arts working group must be in place first for practical reasons (i.e. voting may be affected which would impact potential votes brought forward from other working groups). The plots and 10-year strategy working groups can continue with their initial meetings and agreeing a way forward, however the Memo & Arts working group will be the main focus for the board in the coming months. Directors will join meetings and work with the groups. It was agreed that only short notes based on actions or proposals should be taken by the working groups. FC and JC will support the Memo & Arts group. Proposed first meeting is to be 2nd September 2022.

6. Correspondence

- The board acknowledged the email from a member about the structure and templates for working groups. The board agreed that residents should only be offered the opportunity to be on 1 working group to ensure the groups remain manageable sizes and have varying input from the community.
- No response has been received in the offer to set up a meeting with the members who outlined a number of issues. A follow up note is to be sent as the board are concerned about the nature of the allegations outline in the initial email.
- **Community Council:** Correspondence has been received about the recent state of public bins due to a delayed uplift by the council. The board agreed to raise this with the community council. John Bannatyne is the acting chair for the Community Council and hopes to have regular meetings with the Trust.

7. AOB

Broadband: connectivity is becoming a huge issue for IGHT as a business, as well as for other residents on the island. The survey which IGHT instructed BT and Openreach to undertake has come to a dead end. The latest correspondence from BT read *“they [Openreach] are saying it is not something they have in the pipeline just now (the upgrading of the cables on the island). Openreach major task just now is setting up for the migration to cloud based telephony.”* The Board agreed that the office should get quotes for satellite broadband.

IGHT office: It was noted that the upstairs area of the office does not provide a confidential space for appraisals or other meetings that are required. The board agreed that this area should be blocked off to offer privacy for meetings.

Next meeting dates:

Hotel meeting: Thursday 1st September at 2pm

Net Zero meeting: Thursday 1st September at 4pm

Members meeting: Thursday 1st September at 7pm

Memo & Arts Working Group: suggested Friday 2nd September in evening

Next board meeting: Monday 19th September at 7pm

Meeting finished: 9.30pm