

IGHT Board meeting

Monday 22nd July at 7pm - Trust Office / Microsoft Teams

Present: Fergus Christie (FC) – Director; Adam Murphy (AM) – Director; Tim Lister (TL) – Director; Ian Pinniger (IP) – Director; Graham White (GW) – Director; Ian Wilson (IW) - Director; Jane Millar (JM) – Company Secretary

In Attendance: Andy Clements (AC) – IGHT Housing & Estates Manager; Casey-Jo Zammit (CZ) – IGHT Countryside Ranger

Apologies: Jane Clements – Director (JC)

Minutes: JM

1. Welcome and Apologies

IW welcomed everyone to the meeting and noted apologies from JC.

2. Woodland Management

CZ was present to discuss woodland management. Leases for in-house woodland cannot be offered until the Long-Term Woodland Management Plan (LTWMP) is approved by Scottish Forestry. The LTWMP outlines how woodlands should be managed and includes a felling licence, therefore leases cannot be offered until this is in place.

CZ recommends that priority habitats need to be identified and protected, which includes the hedgerow project. If leases are to be offered, they need to be robust and prepared based on the LTWMP requirements. Lease holders would need to commit to the LTWMP requirements and understand the cost implications involved. There should be review periods and clauses for terminating the lease if woodlands are not actively managed as outlined. Potentially with support from the Trust, the lease holder could operate a firewood business if they desire, however it is recognised that supplying firewood is generally not profitable.

3. Signage

The board approved the purchased of 2 “no overnight parking signs” for £1,998 including VAT.

The board approved a sign/noticeboard for the Gigha field at Tayinloan for £2,280 including VAT.

CZ left the meeting at 7.50pm.

4. Minutes from previous meeting

AM proposed and FC seconded the minutes from 22.07.24.

5. Monthly Management Report

IGHT	BALANCE AT 31.07.2024
CURRENT ACCOUNT	£96,881.41
INTEREST ACCOUNT	£451,373.14
CREDIT CARD	-£329.43
SIS LOAN (new housing)	-£319,274.35

GTRL	BALANCE AT 31.07.2024
CURRENT ACCOUNT	£277,700.54

GREL	BALANCE AT 31.07.2024
CURRENT ACCOUNT	£116,124.05
SINKING ACCOUNT	£94,378.16

6. Achavinish

The maintenance team have been working hard to get the property ready. External walls have been stripped and insulated, and areas of damp are being addressed. A new shower room is being fitted. The exterior is now being painted. Electricians have been checked and new radiators have been installed. A staff day is going to be organised to help tidy up the property.

An advert and marketing pack has been prepared and should now be issued once updated photos and a map are available.

7. Hotel

An Action Plan has been circulated. A meeting is taking place soon with the electrician to discuss the rewiring, heating and hot water. External insulation and some new windows are to be priced.

The septic tank will be installed at the same time as the housing development tank, hopefully in September.

IGHT's accountants and lawyers are to be consulted on IGHT leasing the Hotel to GTRL as GTRL has the funds to do the work and can reclaim VAT.

SKS Scotland have prepared an outline of a Marketing Pack and advert for leasing which should be issued soon once there is further clarity around the programme of works for the Hotel.

8. Members Meeting

Agenda items to include financial and general update of IGHT and subsidiaries; Hotel; Housing; Renewables; Achavinish; Plot sale; Church of Scotland. Plots are to be presented at the next members meeting when the 10-year Community Action Plan is finalised.

9. Correspondence

10. AOB

- Communications around the staff restructuring needs to be clarified with all directors and staff.
- Director@gigha.org.uk inbox is monitored by JM and emails are forwarded to the board. Automatic forwarding to individual director email addresses is to be investigated.

Meeting finished at 9.30pm

Next meeting dates:

- Board meeting - Wednesday 11th September at 7pm
- Members meeting – Thursday 12th September at 7pm