

Isle of Gigha Heritage Trust Board Meeting

Sunday 2nd October 2022 at 7pm

Trust Office / Microsoft Teams

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

Minutes: Jane Millar

1. Chair welcome & apologies

IW welcomed everyone to the meeting.

2. Monthly Management Report

Bank Balances as at 31.08.2022:

IGHT has £58,182.68 in the current account and £30,857.08 in the reserve account.

GTL has £29,565.13 in the current account.

GGPL has £117,784.29 in the current account and £22,155.74 in the reserve account.

GREL has £70,542.15 in the current account and £71,539.16 in the reserve account.

Campsite: Boundary fencing is now underway but there may be additional expense due to rock.

Broadband: BT fibre broadband link survey on 6-8 properties is to be done again.

Scottish Land Commission: Sarah Allan & Bob McIntosh hope to visit Gigha to meet with any interested agricultural tenants. Letters will be sent to all tenants once a date is agreed. The Scottish Land Commission is an independent advisor and will not be representing anyone.

Tayvallich land sale: Have asked to visit on 20th October. AC to confirm.

Expenditure:

- Fire alarm systems are out of date in Craft Units: Quote of £1,700 received has been received.
- Upstairs office space being blocked off for privacy: Quote of £2,063 has been received.
- Replacement windows at Gialum 1 & 2 have previously been quoted for £9,760.
- Replacement front door at Keill 2 has been quoted for £1,000.

The board agreed to prioritise the housing expense (windows and front door). The board approved the Craft Units fire systems as this is essential. The office alterations will proceed once cashflow improves.

Cashflow: There is currently £19k in the IGHT business account and funds have been transferred from GREL and the IGHT reserve account for cashflow purposes. There is c£90k in campsite funds to be received and £150k in Gateway claims to be received yet. The Enercon claims of c£100k is still due to GGPL.

Company Vehicles: Repairs are underway on the big van worth £1,500-£1,800.

Housing: Woodside 2 and Burnside 3 are now occupied. There are no vacant properties currently. Electrical testing is completed and EPC's are to be returned soon.

3. Housing development update

A grant from Scottish Government and a loan/grant from Social Investment Scotland has been offered. The funding shortfall is being considered by Argyll and Bute Council. The contractor has been approached again to review their costs and timescales. The board are supportive of progressing the project.

4. Hotel

Bar work is progressing at the Hotel and many community events are being organised at the Hotel. Highrow 1 and Craft Workshop are to be on the agenda for the next board meeting with the Hotel.

5. Staffing update

Finance Manager: William Duncan & Co approached the Trust after seeing the financial support advert. JM and Shona attended a meeting with them. They are reviewing our August spreadsheets and are going to prepare a mock financial report for the board to review. Their main issue will be staff availability, therefore hence why they are undertaking a mock report initially to gauge time requirements.

Real Living Wage: The RLW has increased to £10.90. Employers are encouraged to implement as soon as possible but have until May 2023. The board agreed to increase all staff wages by £1 per hour from 1st October 2022, ensuring a fair rise for all employees and to have everyone above the new RLW rate. AC, JC, JM, and IW declared conflicts therefore the decision was made by FC, LM, and IP. The 3 independent directors reported back to the others for the purpose of the minutes.

Annual Appraisals: Staff appraisals are due to be carried out before end of October.

6. Members meeting actions

The members meeting recording of 12.05.22 is to be reviewed by FC.

IW is to arrange a meeting with the Community Council to discuss matters relating to the campsite: layby parking, signage, and CalMac booking system for motorhomes.

7. Working Groups

The Memo & Arts working group initial meeting on 30th September went well. The group agreed to review other community constitutions initially, such as Eigg. The group agreed to meet again on 19th October. Plots & 10-year group to be put in communications shortly.

8. Volunteer lunch

The board approved CZ idea of a lunch for the Ranger Service volunteers. This will be allocated to the Ranger budget.

9. AGM

The AGM is being scheduled for Thursday 10th November at 7pm. JM to check with SB about accommodation for RA Clement.

10. Correspondence

The board received a request to support the cost of defibs maintenance. It has been suggested to split the cost with the Community Council. IW to follow up. Estimate costs are currently:

- Adult replacement pads £119
- Paediatric replacement pads £111
- Paediatric pads £500
- PAC testing: TBC

11. AOB

Eilean Garbh: FC asked if the beach will be called Eilean Garbh instead of Twin beaches. The Gateway project is ensuring all place names are in Gaelic and this is being filtered through any marketing materials.

Tea in the Hall: is restarting on 26th October. Some Directors and staff should be in attendance.

Sprinbank land sale: is concluding on 3rd October. This small land sale is for the purpose of additional gardening space.

Meeting ended at 9pm.

Date of next meeting:

Thursday 20th October at 7pm