

IGHT Board meeting

Monday 18th September 2023 at 7pm - Trust Office / Microsoft Teams

Present: Andy Clements (AC), Jane Clements (JC), Fergus Christie (FC) Jon Grunseth (JG), Jane Millar (JM), Graham White (GW), Ian Wilson (IW)

Apologies: Per Ostlund (PO), Ian Pinniger (IP)

Minutes: JM

1. Welcome and Apologies

IW welcomed everyone to the meeting. Apologies were received from PO and IP.

2. Monthly Management Report

IGHT	BALANCE AT 31.08.2023
CURRENT ACCOUNT	£188,529.33
INTEREST ACCOUNT	£494,312.50
BOUNCE BACK LOAN	-£27,500.09
NATIONWIDE LOAN	-£99,576.09
TRIODOS LOAN	-£143,476.73
CREDIT CARD	-£404.95

GTL	BALANCE AT 31.08.2023
CURRENT ACCOUNT	£11,229.69
CAMPSITE ACCOUNT	£21,252.81
BOUNCE BACK LOAN	-£29,166.75

GGPL	BALANCE AT 31.08.2023
CURRENT ACCOUNT	£453,814.39
DEPOSIT ACCOUNT	£22,432.82
LOAN ACCOUNT	-£403,284.07

GREL	BALANCE AT 31.08.2023
CURRENT ACCOUNT	£87,420.29
SINKING ACCOUNT	£83,455.16
BOUNCE BACK LOAN	-£29,166.75

Campsite - GW mentioned that the supplier for the campsite septic tank (Premier Tech) has not responded to any correspondence regarding the recent issues with the system. The board agreed that the GTL board should seek legal advice.

Housing – The board approved for maintenance works to be carried out at Croft 1/2 and Creamery Cottage as noted in the MMR.

3. Trust Van

The board agreed to put the Trust van through its MOT and then consider whether the vehicle needs to be replaced.

4. Hotel

The Boathouse is unable to offer a temporary bar. The board have received a proposal from Gigha Brewing to contract a temporary bar in the front lounge at the hotel, with access to the disabled toilet only. The Trust would have to stock the bar and will take the income generated from the bar. They are proposing to do limited hours at weekends but also possibly events as necessary.

A Work Plan has been prepared and circulated around the board with regards to other ongoing works at the Hotel.

IP has been in contact with Geoghegans who have said it would be best to refurbish the hotel through IGHT as the Hotel is not an asset of GTL. Additionally, applications for grants should be made by IGHT as GTL would not be in a position to seek grant aid.

5. Holiday Cottages

There have been some expressions of interest in running the holiday cottages. SB has organised an open day for interested parties. SB has arranged a handover date with the tenant. AC is to check maintenance requirement on the properties.

6. Members Meeting

Members training has been scheduled for Thursday 5th October.

Next meeting date – Thursday 7th December. Possibly an AGM if accounts are prepared in enough time.

7. Working Groups Update

Memo & Arts – FC has requested external input.

Plots – GW is proposing a consultation event that the plots group can then review.

10-year Plan – JG reported that the recent meeting was productive. Plots have been identified as a priority.

8. Correspondence

Primary School – Requested use of the Hotel carpark for a bonfire on 4th November. The board approved this.

9. AOB

Subsidiary Companies – IP has spoken with Geoghegans about the merging of subsidiary companies. Geoghegans sees no reason why we should not ultimately have only one trading and asset owning company. All are VAT registered so VAT implications are neutral. The cost savings would be considerable. The possible scenario is that all GTL assets are assigned to GGPL at the end of this financial year, thus, GTL can be dissolved. When we replace the turbines for GREL these are bought and financed through GGPL and owned by GGPL. When the three V27s are decommissioned, GREL is dissolved. This is a simple phased approach, and we will need to hold a discussion with both Geoghegans and our lawyers. We will be able to change the name of GGPL to perhaps Gigha Trading and Green Energy Limited.

Grass cutting - Richard McCrindle will no longer be able to do the contracting grass cutting for the Trust which includes the Gardens. The Trust may consider purchasing a mower and potentially contracting grass cutting to help offset the purchase cost.

Staffing – Maggie Lister is due to finish working at the Gardens in December. The Management Team are to discuss future staffing plans for the Gardens.

Anna Lannigan has a fixed term contract which should be discussed soon as there is an option to lease the site in future.

GREL – New gearbox for T2 is scheduled for w/b 2nd October.

Next meeting date – Monday 23rd October.

Meeting finished 9.10pm.