

IGHT Board meeting

Monday 23rd October 2023 at 7pm - Trust Office / Microsoft Teams

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

Apologies: Per Ostlund (PO)

Minutes: JM

1. Welcome and Apologies

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

2. Monthly Management Report

IGHT	BALANCE AT 30.09.2023
CURRENT ACCOUNT	£155,045.48
INTEREST ACCOUNT	£494,739.25
BOUNCE BACK LOAN	-£26,666.76
NATIONWIDE LOAN	-£99,221.29
TRIODOS LOAN	-£142,800.76
CREDIT CARD	-£1,323.26

GTL	BALANCE AT 30.09.2023
CURRENT ACCOUNT	£10,797.20
CAMPSITE ACCOUNT	£17,425.54
BOUNCE BACK LOAN	-£28,333.42

GGPL	BALANCE AT 30.09.2023
CURRENT ACCOUNT	£509,522.90
DEPOSIT ACCOUNT	£22,432.82
LOAN ACCOUNT	-£397,571.76

GREL	BALANCE AT 30.09.2023
CURRENT ACCOUNT	£74,136.67
SINKING ACCOUNT	£84,441.16
BOUNCE BACK LOAN	-£28,333.42

Achamore Gardens – A quote for felling of dangerous trees for £5k + VAT + accommodation costs was approved by the board.

Airstrip – There has been a request for improved access on to the airstrip for the ambulance during helimed evacuations. AC is to seek quotes and JM is to review funding options before the board decide how to proceed.

Financial update – The Triodos loan has been repaid in full and their remaining security over Trust properties is being removed. A note is to be prepared for the newsletter on the debt reduction progress.

3. Rent Review

The board proposed a 5% increase on rents, however due to a government cap on rent increases, the board will only be implementing a 3% annual increase on all residential rents from April 2024.

4. Subsidiary Companies Amalgamation

The board approved for IP to continue discussions with Geoghegans regarding the amalgamation of the subsidiary companies. The board discussed the desire to repay GGPL's Triodos loan on receipt of the outstanding insurance claim as this will ease this process.

5. Hotel

The Winter Bar is going well; however additional opening hours are to be advertised to the wider community. Gigha Brewing is to prepare monthly reports on income generated.

An application has been submitted to the Community Ownership Fund with an expected outcome by January 2024. This funding is focused on renovating the bar and cabin area. HIE are looking to set up an initial call to discuss the scope of an Options Appraisal for the future management of the Hotel.

Business Energy Scotland visited recently and reviewed the property. They will prepare a report with recommendations and funding options for energy improvements.

JG is going to review pubs/hotel restaurants to gather ideas for the layout/function of commercial kitchens. JG also proposed requesting any island memorabilia being displayed in the hotel.

6. Holiday Cottages

Following advertisement and 4 tenders being received, 2 interviews were carried out.

7. Members Training

8 members attended in the afternoon and 12 members attended in the evening along with IW and FC. JM is to follow up with Sarah at Delfinity to discuss whether any future training opportunities could be considered.

Reviewing of policies was raised – SB is to issue the updated Policy Action Plan for the board to review.

Office bearer positions were discussed. It was noted that the board only requires a Chairperson, Treasurer, Secretary, however the Secretary position does not need to be a director. The board agreed that this should be considered following the AGM.

8. Working Groups Update

Plots - GW reported that the plots working group are looking for a suitable date for a community consultation. The main requirement is to agree a map of potential plot sites as there continues to be enquiries regarding available plot sites.

GW left the meeting 8.15pm

Memorandum & Articles - FW has requested independent advice on what can be changed or included in the Memorandum & Articles and will present this to the group.

10-year Strategy - JG reported that the group had met recently. Many ideas are still being discussed but the group need to focus on long-term aspirations for the island. JM is to send over some example strategies which the group are to review.

To ensure progress, updates from all working groups should be presented at the AGM.

9. Correspondence

10. AOB

Achamore Gardens previously contracted grass cutting services; however, this contractor will not be available next year. AC has a quote of £5k for a ride-on mower which the Gardens can use. It was proposed that the Trust could

also contract grass cutting services. This would cost the Trust an additional £1k for a trailer to transport the mower but would recoup some costs by offering the service on the island. The board approved for this to proceed.

The Trust Van failed its MOT but does not need too many repairs, therefore the van will not be replaced.

The CanAm has been damaged by mice. The vehicle is going to ATV for review and pest control is going to assess the hotel and gardens sheds.

Gigha Hotel Group Facebook Page has still not been deactivated despite numerous requests from AC and IP. It was agreed that the board is to issue a letter to Ken Deacon.

Christmas staff day out is being considered. JM is to review options and present to the board ahead of the staff meeting in November.

Bell Ingram is coming to Gigha next month to meet with some land tenants to discuss future of farms.

Next meeting date – Monday 27th November at 7pm

Meeting ended 9pm