

IGHT Board meeting

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

Present: Andy Clements (AC), Jane Clements (JC), Fergus Christie (FC), Jane Millar (JM), Adam Murphy (AM), Ian Pinniger (IP), Graham White (GW), Ian Wilson (IW)

Apologies: Tim Lister (TL)

Minutes: JM

1. Welcome and Apologies

IW welcomed everyone to the meeting and apologies were received from TL.

2. Monthly Management Report

IGHT	BALANCE AT 29.02.2024
CURRENT ACCOUNT	£209,780.68
INTEREST ACCOUNT	£697,602.69
CREDIT CARD	-£1,340.99

GTL	BALANCE AT 29.02.2024
CURRENT ACCOUNT	£27,132.43
CAMPSITE ACCOUNT	£18,747.16
BOUNCE BACK LOAN	-£24,166.77

GGPL	BALANCE AT 29.02.2024
CURRENT ACCOUNT	£74,515.69

GREL	BALANCE AT 29.02.2024
CURRENT ACCOUNT	£77,425.10
SINKING ACCOUNT	£89,416.16

Residents' picnic – The board agreed for the annual picnic to go ahead. A date is still to be confirmed.

Sound of Gigha – The board agreed the area outside the Craft Units may be used for the festival. The hotel may be used depending on the works scheduled.

Hotel – Electrical and Mechanical Engineer provided a quote for £15k + VAT for preparing the design and scope of rewiring and plumbing works required. The board agreed to proceed with this.

The board approved the septic tank quote of £137k.

A Quantity Surveyor is to be approached to prepare a Bill of Quantities for the energy efficiency works identified by Business Energy Scotland.

3. Firewood Policy

The Tree Surgeons carried out felling works in Achamore Gardens and around Achamore Lodge/Creamery Cottage. Firewood was raised at the insurance renewal meeting. NFU have said that if individual residents cut up fallen wood, they are responsible for their own safety. Therefore, the Firewood Policy could be re-visited. An updated draft of the Policy is to be shared round the board for comment.

4. Hotel Options Appraisal

The board approved the Options Appraisal which presented the recommendation to lease the Hotel as a business opportunity. The next steps would be to prepare communications to the community and prepare a draft marketing package with lease terms/conditions.

5. Members meeting / Distillery

The board agreed to proceed with a members meeting and vote on Thursday 11th April.

Vote in favour/against: In principle, pursue a whisky distillery sited on North Ardminish land – note, the delivery of the distillery will be subject to a further vote when the full business proposal is presented to the membership.

6. Working Groups

Memo & Arts – No further update. FC to schedule a meeting date.

Plots – No further update. GW to schedule a meeting date.

10 Year Community Action Group – Consultation is underway and is being communicated across the island. All residents, businesses and organisations will be consulted at different stages. The Group are still considering how the Trust feeds into the process; however, both the board and staff members will have an opportunity to input.

7. Correspondence

8. AOB

Short term lets licence – It has been brought to the board’s attention that some accommodation options listed on the Visit Gigha website have not registered for this licence. This is to be investigated. Any properties not registered will be removed from the Visit Gigha website.

Consultancy – It was suggested by Neil McInroy (guest speaker at Gigha Day) that the Trust could provide a consultancy service to other communities who are in the beginning / earlier stages of a buyout.

G59 regulator – Both Vestas and Green Cat Energy have not been able to assist with the requirements of the G59 Relay in the substation. There does not seem to be any clarity on what the Relay is and what is required. AC is investigating this. If the G59 Relay isn’t progressed, there is a risk the export connection is turned off, however SSEN has said they will not do this given the current issues in finding a solution.

Next meeting date – Monday 15th April 2024