

IGHT Board meeting

Monday 19th June 2023 at 7pm - Trust Office / Microsoft Teams

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

Minutes: JM

1. Welcome and Apologies

IW welcomed everyone to the meeting and noted FC would be joining later.

2. Monthly Management Report

IGHT	BALANCE AT 31.05.23
CURRENT ACCOUNT	£78,256.20
INTEREST ACCOUNT	£866.28
BOUNCE BACK LOAN	-£30,000.08
NATIONWIDE LOAN	-£100,581.57
TRIODOS LOAN	-£145,511.37
CREDIT CARD	-£528.44

GTL	BALANCE AT 31.05.23
CURRENT ACCOUNT	£6,333.97
CAMPSITE ACCOUNT	£19,192.87
BOUNCE BACK LOAN	-£31,666.74

GGPL	BALANCE AT 31.05.23
CURRENT ACCOUNT	£385,964.71
DEPOSIT ACCOUNT	£22,329.74
TRIODOS LOAN	-£420,336.18

GREL	BALANCE AT 31.05.23
CURRENT ACCOUNT	£25,890.89
SINKING ACCOUNT	£80,476.16
BOUNCE BACK LOAN	-£31,666.74

Campsite - The septic tank has been backing up due to a blockage in the pipes. Septic Tank Services and the Maintenance Team have carried out some remedial work to alleviate the issue whilst we await Premier Tech's (supplier) report from their visit.

Renewables – Annual stat inspections were carried out which raised an issued with the brackets for the ladders. These have to be upgraded before any technicians will climb the tower and install the new gearbox for T2. The renewables boards will need to consider whether it is worth proceeding with the new gearbox at this stage as the ROCs are due to expire in December 2024 and may not pay back the brackets and gearbox. This is to be considered once quotes for the new brackets are received from AC.

FC joined the meeting.

3. Trust Van

Serious issues are arising with the Trust van and the mechanics advice is to replace the van before its MOT is due. AC is receiving quotes for lease finance with renewed vehicles every 3 years. There are no electric vehicle technicians in the area which makes an electric vehicle an unlikely option at this point.

4. Staffing Update

The board are aware that Malcolm McNeill intends to retire in September. AC is to arrange a meeting with Malcolm to confirm. AC & JM are to draft a job description to circulate round the board following confirmation of Malcolm's resignation.

Craig Whyte will receive his final wage and redundancy payment in June following completion of the Gateway to Gigha project.

5. Home Hunt Review

PO raised the issue of the key worker accommodation for the island nurse. The board are aware of the issue, and this has been taken into consideration with the Home Hunt Review process. SB is to update the nurse (and the membership) as to the Home Hunt review update and reassure that the Trust are working to find accommodation.

The board approved the changes proposed by the Housing Allocations Group and Office Manager.

Board Training / Skills Audit

FC, JC and IW attended board training. FC shared information from the trainer regarding the board's main responsibility being firstly to the company, not to the membership. Directors are required to support final decisions made by the board and keep information confidential.

The trainer highlighted areas for improvement in the skills audit, such as Health & Safety, GDPR and marketing, however these areas are covered by staff and out-sourcing as required. FC, JC and IW to follow up with JM regarding the outcome of the skills audit, including a follow up with the staffing team and specific training as required.

The board agreed to the prospect of having an independent chair for members meetings. The trainer also suggested members training.

6. Seafood Stall Proposal

The board agreed to 1 year trial lease for a seafood stall near to the Activity Centre subject to the lessee satisfying the following conditions:

- Confirmation of waste management.
- Sub-meter installation if utility use is required and to be paid at their own expense.
- Confirmation of required certification.

7. Hotel

An application for final decree was lodged with Campbeltown Sheriff Court on 23rd May 2023. The court warrant for eviction was granted on 9th June. Sheriff Officers is due to carry out the eviction on 11th July unless the keys are returned before then.

Following steps need to be taken once the Hotel is returned to the Trust:

- Change of locks, inventory and utility check.
- Discussion with staff and financial consultant.
- Members meeting to discuss the future of the Hotel.

The board recognise that the Trust may not have the available cash flow to get the pub/restaurant up and running immediately, although this is an important facility for the community, especially in the winter months. A more achievable approach may be to take the time to upgrade the hotel and re-advertise the lease.

8. Holiday cottages

IW, GW and JM met with Liz McCrindle.

AC is to contact Liz regarding any repairs to be carried out and discuss winter availability for residential renting.

9. Nature Reserve

The Community Nature Reserve group are proposing a 25-year Memorandum of Understanding. AC is to prepare this.

10. Members meeting / Tea in the Hall

Members meeting has been set for 17th August. If the Hotel keys are returned soon, there may be another meeting arranged sooner. An update of the Hotel would be issued prior to the community to outline the situation so far and ask for any immediate feedback, but the purpose of the meeting would be to only discuss the future of the hotel and what opportunities there may be.

Following correspondence received from members, the board are considering how to format future meetings. PO is to follow up with these members regarding their ideas for the next meeting. The board training suggested an independent chair.

11. AOB

PO had a few reflections following being on the board for a few months:

- The board should continue to focus more on strategic matters. Some operational issues have come up, but the staff team are capable.
- Maintenance costs continue to exceed rental income which could bankrupt the Trust in time.
- Consider the standard of housing (scoring system) rather than the number of beds when reviewing rents.
- The ferry is pushing for a 4-person crew to allow more foot passengers.
- The public bus service does not tie in with the ferry timetable and should be raised again. This may be something the Community Council could help with.
- PO and JG will be starting the 10-year strategy working group soon.

Jenni Minto MSP attended the Gateway to Gigha end of project showcase, and IW raised the matter of the up-coming housing standard legislation and what implication this has on community organisations that operate as private landlords. Jenni Minto MSP has invited Paul MacLennan, Minister for Housing, to Argyll.

Meeting closed 9.35pm

Next meeting date – Monday 17th July 2023 at 7pm