

IGHT Board meeting

Monday 21st August 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.

2. Monthly Management Report

IGHT	BALANCE AT 31.07.23
CURRENT ACCOUNT	£125,078.43
INTEREST ACCOUNT	£386,020.82
BOUNCE BACK LOAN	-£28,333.42
NATIONWIDE LOAN	-£99,914.37
TRIODOS LOAN	-£144,135.27
CREDIT CARD	-£626.10

GTL	BALANCE AT 31.07.23
CURRENT ACCOUNT	£7,435.51
CAMPSITE ACCOUNT	£21,908.36
BOUNCE BACK LOAN	-£30,000.08

GGPL	BALANCE AT 31.07.23
CURRENT ACCOUNT	£458,882.66
DEPOSIT ACCOUNT	£22,432.82
LOAN ACCOUNT	-£408,973.15

GREL	BALANCE AT 31.07.23
CURRENT ACCOUNT	£96,034.01
SINKING ACCOUNT	£82,455.16
BOUNCE BACK LOAN	-£30,000.08

Gateway to Gigha maps – The board discussed the maps being created for the new path networks which they agreed can be inserted into the existing Coast & Countryside Group’s Yellow Map, but the Trust maps must be available elsewhere on the island and noted they are produced free of charge given the level of public funding secured to create the path network.

Nature Reserve - The board have no issue with the Ranger Service and volunteers planting trees at the Nature Reserve, however they require the Nature Reserve Agreement signed first. The board also require details on tree planting such as tree species, approximate planting locations, and how the trees are going to be maintained by the group.

Achamore Gardens – There has been Dutch Elm disease found in the gardens which will require the tree surgeon to return and fell more unsafe trees. A quote is to be provided but the board agreed this is essential work.

3. Members Meeting

Members training is to be organised with Delfinity HR Consultants.

The board discussed the proposed members correspondence log; however, all correspondence is already put on file in the trust office and correspondence is on the monthly board agendas. **The board reiterated that members correspondence should be written into the board at directors@gigha.org.uk and not directed at office staff.**

4. Hotel

Discussions are taking place regarding the Boathouse bar being open during the winter which would put less pressure on a temporary bar at the Hotel being required.

Update on progress:

- Electric checks – quotes are being obtained for rewiring and checks.
- Cleaning company – quotes are being obtained for kitchen and extractor system.
- Plumber – quotes are being obtained for legionella checks and mains cold taps upgrades.
- Building Survey - Business Energy Scotland have been contacted.
- SSE Funding – An application has been submitted for a back-up generator.
- Bar renovation – The housing development Architect is to be contacted regarding the bar area. The housing development Clerk of Work has also offered to view the building and give any further advice.
- Funding – JM is to speak with HIE soon and keep an eye on the Community Ownership Fund.
- Clear out – Staff have already done some of the clearing. A volunteer day for the external work is being organised by the gardens team and other volunteers have signed up to help with specific internal tasks.

Advertisement of the Hotel as a business opportunity is to be considered following the initial surveying work, upgrading of the bar, and accessing funding opportunities.

The board need to consider whether IGHT or GTL should manage the Hotel works - both funding and expenditure. IP is to speak with Geoghegans Accountants. Subsidy control (State Aid) thresholds for funding needs to be considered also.

5. Holiday Cottages

The holiday cottages are being returned to the Trust as of 1st October 2023. The preference from the recent members meeting is to keep the properties as holiday accommodation.

The board proposed to offer the properties as long-term holiday lets for essential workers only during the winter months and review the opportunity to lease the properties in the new year. The board may consider making some of the properties fully residential if necessary however there is still a demand for holiday accommodation.

Casey-Jo submitted an email which noted the projects that are coming up on island where contractors will require accommodation also.

IW is to speak with Shona and Anna regarding the possibility of winter booking management and cleaning.

IP proposed enquiring with the Council regarding the schoolhouse property which is currently vacant.

6. Working Groups Update

Plots – The group are organising a consultation day which will display existing plots and give the opportunity to members to identify other plots.

Memo & Arts – The group are due to meet again soon.

7. Correspondence

Email received regarding hotel energy improvements – JM is to follow up.

8. AOB

Jenni Minto MSP visit went well. Directors spoke to Jenni about broadband issues, health care provision on island, residential housing standards, and renewables projects.

Wee Isle Café have received their change of use permission for Craft Unit 3. One of the conditions is to improve the standard of the access road and parking. This area may be dug up for the septic tank installation for the housing development, so it has been proposed to delay resurfacing until after this work is completed.

Next meeting date – Monday 18th September.