

IGHT Board Meeting

Wednesday 17th July 2019

Trust Office – 7.30pm

Present: Ian Wilson (IW), Stuart McNeill (SM), Fergus Christie (FC), Jane Clements (JC), Ailsa Raeburn (AR), Brandon Clements (BC), Anne Shaw (AS), Andy Clements (AC) (part)

Apologies: Claire McMurchy, Pamela James

Did not attend: Malcolm Henderson

Minutes: AR

1. Minutes of meeting of 13 June approved
2. AC confirmed that Woodend had been sold and Braehouse was due to complete Friday 19th July. The net proceeds of c £275k would be used to pay down Nationwide and AMC debt.
3. This will bring total debt outstanding to c 900k. The only other properties which are now proposed to be sold are Kinnererach (when vacant) and plots. Other properties might be considered in the future but it was felt that the debt is being reduced to a more manageable level for the Trust.
4. GGPL and GREL have good financial balances. There may be an opportunity to vote up c100k to the Trust shortly. The Board to decide at the next meeting how this should be dealt with – further debt reduction or spend on improvements and maintenance.
5. Gigha Halibut report – it was agreed to proceed to the next stage feasibility. This work to be funded by Local Energy Scotland. Ian to organise.
6. A Scottish Government scheme to fund electric car charging points was discussed. AC/ Jane M to investigate
7. AC confirmed that the Boathouse lease assignment had now completed. The new tenant would be asked to tidy up the area around the Boathouse.
8. It was decided to go ahead with the repairs required to the Pumphouse roof in the Gardens – quotes to be sought
9. DM Hall to be appointed to undertake valuations – with and without planning consent for various plots across the island. Report to be available for next Board meeting if possible.
10. AC was asked to investigate options for replacing the 2 Trust vans with 1 that might be more suitable for the sort of work we do.
11. It was agreed that works identified to Highfield Cottage, South Ardmish and Tarbert Farm should proceed with a total value of c£30,000 plus VAT.
12. There was a discussion re zero hours contracts for Trust staff. It was agreed this should not be the policy of the Trust due to the uncertainty it gave staff.
13. AC reported good responses from tenants on day to day maintenance issues on Trust properties. The new system seems to be working well.
14. GTL cottages future – a paper was presented on various options. This to be discussed by the GTL Board when they meet next week.
15. Gigha Community Fund. This was agreed. IW to raise at the EGM and ask for nominations for independent Directors. AR to raise with Trust accountants. Jane M to provide details in the July newsletter
16. Delegation of authority to staff – the levels were agreed. This relates to non-recurring expenditure items and not day to day costs such as staff wages, services bills etc

17. Pam to be asked to prepare job description for office support and circulate to Directors for approval.
18. Monthly staff meetings to be trialled – to be chaired by Pam and AS. Pam/AS to agree dates for the meetings.
19. It was agreed not to proceed at this point with the mediation as outlined by Robin Burley. This was due to the poor turnout from members in the evening and the likely cost of the next stage (£3000). The Board agreed to try and find other ways of working collaboratively with the community – possibly through the Masterplan revision and the Community Fund. IW to email Mike Russell with an update.
20. Masterplan – it was agreed that this should be pursued. The community to be involved in consultations and decision making – the Plan to cover both physical planning and IGHT strategic planning. Options for how to effectively engage the community to be discussed. This might include using external consultants. AR to circulate details of how other communities have approached this exercise for the next meeting.
21. Policy update – Jane M has circulated all the current policies. Directors to review and feedback any comments to Jane to collate, in time for the September meeting. Directors also to advise of any other policies that are required that we do not currently have t the next meeting.
22. Back of Beyond Broadband approach – it was agreed that this is worth exploring. Jane M/ Andy C to be asked to investigate.
23. A detailed review of the latest management accounts to be put on the August meeting agenda.
24. Date of next meeting to be agreed.

End