

IGHT Board Meeting

Monday 7th July 2025 at 1pm – Trust Office

Present: Jane Clements (JC) – Director; Fergus Christie (FC) – Director; Adam Murphy (AM) – Director; Tim Lister (TL) – Director; Ian Wilson (IW) – Director; Jane Macintyre (JM) – Company Secretary/Senior Manager

Apologies: Graham White (GW) – Director

Minutes: JM

1. Welcome & Apologies

IW welcomed everyone to the meeting and noted apologies received.

2. Minutes from the previous meetings

AM proposed and FC seconded the minutes from the 9th of June 2025.

3. Monthly Management Report

IGHT	BALANCE AT 30.06.2025
CURRENT ACCOUNT	£111,425.90
INTEREST ACCOUNT	£924.85
CREDIT CARD	-£108.65
SIS LOAN (Ard Bruach housing)	-£310,673.53
SIS LOAN (Trust General)	-£196,405.00
PETTY CASH	£634.74

GTRL	BALANCE AT 30.06.2025
CURRENT ACCOUNT (TRIADOS)	£58,336.00
CAMPSITE ACCOUNT (VIRGIN MONEY)	£52,162.91
PETTY CASH (MOORINGS, AIRSTRIP, HOTEL BAR)	£1,622.55

GREL	BALANCE AT 30.06.2025
CURRENT ACCOUNT	£52,157.37
SINKING ACCOUNT	£20,289.16

- **Finances** – The £200k loan from SIS has been released, with security being held over the Craft Units.
- **Housing** – The new housing development is close to completion; outstanding matters are the septic tank and sprinkler system commissioning. Thereafter the paperwork can be submitted to building control which will allow them to carry out an inspection. All properties have been allocated and tenants notified of delays.

4. Hotel

Shona Banntyne (SB) joined the meeting.

- **Manager recruitment** – Stephen Kane & Emma Heron-Smith have been offered the Hotel Management positions. References are being obtained, and a provisional start date of the 11th of August has been proposed. All other shortlisted candidates have been notified. The board are to consider the reporting structure of the Hotel. Trust staff are to be notified of the new employees once their contracts are signed.
- **Bar** – There have been reports of negative behaviour towards the personal lives of staff. The board had a general discussion regarding the behaviour of members. CCTV is to be installed to safeguard bar staff. CCTV will operate from Wi-Fi which is to be investigated.
- **Electrical works** – Some of the rewiring in the kitchen and ground floor has been carried out.
- **Funding** – JM has applied for funding to support the install of solar panels and a battery storage. A planning application has been submitted for the solar panels.

- **Generator** – The emergency generator has now been purchased with support of a grant from SSEN. The generator will be installed soon. Quotes for a concrete plinth for the generator to be sited are being sought.
- **Community function space** – The front lounge is now available to book for community groups, businesses and private hires. Businesses and private events will be charged for the hire. Businesses will be required to evidence insurance and safeguarding (PVG) requirements to hire any Trust premises.

SB left the meeting.

5. Income Generation Workshop

Following the recent members meeting, the board agree to have a workshop session. This will be set up as round tables for community members to brainstorm ideas, which will then be shared at the end of the session. Initial investigation of ideas should then be led by community individuals/groups. Workshop to be arranged for the evening of Monday 8th September.

6. Gigha Halibut Site

Before submitting a Community Rights to Buy interest, you must receive a letter from Scottish Ministers confirming that the community body's governing document is compliant with the Land Reform (Scotland) Act 2003 and the Land Reform (Scotland) Act 2016. The IGHT constitution therefore needs to be reviewed and updated before any formal interest in the site could be progressed. The Memo & Arts working group should be reconvened and move forward. The Gigha Halibut site is to be considered at the income generation workshop.

7. Correspondence

8. AOB

Meeting closed: 3.10pm