



THE ISLE OF GIGHA HERITAGE TRUST

Wednesday 16th September 2020

The Isle of Gigha Heritage Trust and Subsidiary Companies Board Report - AGM 24th September 2020

Please find enclosed a copy of the Board Report which will be presented as part of the Chairs report to members at the AGM on Thursday 24th September 2020. The purpose of circulating this report prior to is so that all Members are able to review this information and submit any questions prior. Questions should be submitted no later than **7pm on Monday 21st September**.

<p>1. Work towards reducing the debt burden on IGHT to £500,000</p>	<p>Total debt has now reduced to c£752,525 through capital receipts and donations from GREL/ GGPL. Total annual debt servicing costs reducing from £70,000 to £36,000 in 20/21. Woodend and Braehouse were sold in 2019. The monies raised from these sales went towards debt reduction. 1 other property has been earmarked for sale and residential housing plots are being marketed.</p>
<p>2. Identify a programme of housing improvements to be undertaken in 2019</p>	<p>Housing surveys are still ongoing. Spend to date on housing repairs in 19/20 was £46,000 with a further £30,000 forecast for 20/21.</p>
<p>3. Take forward the Ardminish campsite proposal</p>	<p>All funding is secured and planning permission in place. The Building Warrant application has been approved and construction is due to start and complete in 20/21. Progress of this project was impacted by COVID, causing delays with site starts.</p>
<p>4. Take forward Ardminish Housing project</p>	<p>IGHT was awarded £10,000 from the Scottish Governments Rural Housing Feasibility Fund. A feasibility study on housing needs was therefore carried out by Community Housing Scotland in July 2019 which identified that more housing is needed on Gigha. A Design Team was then appointed to take plans forward for 4 new homes that support the elderly and young – 2 tenant types that are both currently not being catered for on Gigha. A full application is being worked up to present to Scottish Government before 31st December 2020.</p>
<p>5. Continue to support the work of the Young Board in developing their aspirations for Gigha, especially around hub development</p>	<p>The Young Board secured £1,750 from Argyll and Bute Council Supporting Communities Fund to support initial investigations into a community hub project. The young people met with an Architect and detailed their aspirations for a community space that offered a place to meet, study and play sports. Since then, designs and a cost plan have been prepared. The Board agreed that with the high expenditure involved in developing a new facility, alternative options needed to be</p>



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	considered. The Scottish Salmon Company kindly donated a portacabin to IGHT which has now been identified as the potential community meeting and gym space.
6. Subject to funding, begin a programme to improve the path network and interpretation on the island	IGHT is delighted to have secured £228,100 from the National Lottery Heritage Fund and £593,194.16 from the ERDF Low Carbon Travel and Transport Programme to deliver an island wide access project. The funding will support the delivery of 8km of pathways, the purchase of ebikes, an interpretation programme and the employment of an Island Ranger. A Project Manager has been appointed to take the project forward.
7. Work with partners to secure the future of Achamore Gardens, including appointing a Head Gardener	A Head Gardener was appointed in March 2020. Works have begun to develop a 10-year development plan for the Gardens to ensure its sustainability. The plans consider staffing, training, education, facilities, and ways to generate income streams. Plant and woodland surveys have been arranged and Garden Designers and Architects have been engaged. Plans for an Achamore Gardens Apprentice programme is underway and future staffing has been forecasted within IGHT's budget.
8. Work with the GTL Board to secure a sustainable future for the holiday cottages that includes their contributing financially to the Trust	An appraisal of the Holiday Cottages was carried out by an independent consultant. The report recommended that the Trust should lease the business to an independent operator. This process is now underway with a view to lease the cottages before the year end.
9. Work with the GREL/ GGPL Boards to start succession planning for the turbine income	Investigations are underway and consideration is being given to replacement turbines and other sources of renewable energy.
10. Investigate the potential of an island wide energy scheme based on use of island waste	IGHT are working in partnership with a local fish farm to look at an Anaerobic Digester on Gigha to support moving towards zero waste targets.
11. Continue to look for ways of engaging with all of the IGHT membership to ensure all members are informed, engaged and able to have their say on relevant IGHT issues	IGHT started afternoon teas in the village hall to help facilitate a different approach to member engagement. These afternoons have been well attended and have influenced the work and plans of the Trust. Due to COVID, these afternoons have been suspended, as have Members meetings. The Board intend to resume these meetings when appropriate. The Board continue to issue monthly newsletter and Board minutes to ensure all members are kept up to date.



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	Discussions on the 20 th anniversary in 2022 have begun with photographs being collected to produce a Gigha timeline.
12. Gigha Community Fund – using renewable income to support small scale community projects	An independent Fund Board was established by 3 IGHT Members, 1 IGHT Director and 1 GREL Director. The Fund Board has and will continue to support small community projects and initiatives that support a thriving Gigha community.
13. Continue the process of reviewing core costs and achieving value for money	A continued staffing review has taken into consideration core costs and the ability to provide a more flexible response to the challenges and opportunities that face the Trust and Gigha. Professional fees have been reviewed, including accountancy and land management fees. The Trust continues to use on island contractors wherever possible.