

IGHT Board meeting

Monday 22nd July at 7pm - Trust Office / Microsoft Teams

Present: Jane Clements (JC) – Director; Fergus Christie (FC) – Director; Adam Murphy (AM) – Director; Tim Lister (TL) – Director; Graham White (GW) – Director; Ian Wilson (IW) - Director; Jane Millar (JM) – Company Secretary

In Attendance: Andy Clements (AC) – IGHT Housing & Estates Manager

Apologies: Ian Pinniger (IP) - Director

Minutes: JM

1. Welcome and Apologies

IW welcomed everyone to the meeting and noted apologies received from IP.

2. Minutes from last meeting

The minutes from 17.06.2024 were approved by the board.

3. Monthly Management Report

IGHT	BALANCE AT 30.06.2024
CURRENT ACCOUNT	£22,554.89
INTEREST ACCOUNT	£506,849.63
CREDIT CARD	-£1,320.81
SIS LOAN (new housing)	-£320,000.00

GTRL	BALANCE AT 30.06.2024
CURRENT ACCOUNT	£265,931.81

GREL	BALANCE AT 30.06.2024
CURRENT ACCOUNT	£124,146.88
SINKING ACCOUNT	£93,385.16

Housing – The new houses are due to be completed by mid-October. The properties are to be advertised locally and allocated following the Home Hunt policy but only available to island residents and key workers in the first instance. A community open day will be held when the properties are completed.

4. Achavinish

The 7 fields have been leased under short-term lets until October 2024. Some repairs and upgrades to the property are being carried out by the Maintenance Team. The board discussed how to move forward with advertising the property, steadings and land. The house, steading and a small area of land is to be advertised with the possibility of additional land being available to see what interest there is. The rent level will be determined based on the property and land package applied for. The opportunity is to be advertised widely as soon as the property is ready, aiming for the end of August. The advert is to be published on Trust platforms and a press release to be issued.

5. Staffing

Some updates and amendments have been proposed to the Employee Handbook including TOIL, Volunteer Days, Emergency Service Attendance and Annual Leave entitlement. The board approved these changes, and these updates will be communicated to the staff team in a memo.

The gardens toilets are to be tiled and painted. The board discussed the unpermitted felling of trees taking place within the gardens. This is to be monitored by the gardens team and any further reports sent to the board.

6. Hotel

A structural condition and asbestos survey have been carried out. The survey reports that the building is in generally good condition with few areas of damp and mould. There is some asbestos within the property, and this should be removed as appropriate whenever renovation works take place.

The bar renovation tenders have been returned and are being reviewed by the project Quantity Surveyor. The tender is within the funding budget allowed.

An application for £30k has been submitted to the Community Led Local Development Fund for a Net Zero Project Officer to help review energy improvements and green operations of the hotel.

A mechanical and electrical survey is still to be carried out which will inform the required heating system, insulation and windows.

An interior designer has prepared a design board which has been reviewed by the board.

7. Next Members Meeting

Next meeting date is to be Thursday 12th September 2024. The agenda will include general updates such as the new housing project and hotel renovation work. Income generation is to be discussed and residential plots are to be proposed to the members. The Church of Scotland is also to be invited to discuss their agenda item.

8. Correspondence

9. AOB

There has been a comment about overgrowing trees on the roadsides. Argyll and Bute Council have yet to cut the roadside verges.

Meeting finished at 9.40pm

Next meeting dates:

- Board meeting: Monday 19th August
- Board meeting: Wednesday 11th September
- Members Meeting: Thursday 12th September

Future board meeting dates are to be the second Monday of the month where possible.