

IGHT Board Meeting

Wednesday 11th September at 3pm - Trust Office

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

Minutes: JM

1. Welcome and Apologies

IW welcomed everyone to the meeting.

2. Minutes from previous meeting

AM proposed and FC seconded the minutes from 19.08.24.

3. Monthly Management Report

IGHT	BALANCE AT 31.08.24
CURRENT ACCOUNT	£41,873.52
INTEREST ACCOUNT	£401,845.50
CREDIT CARD	-£177.77
SIS LOAN (Ard Bruach housing)	-£318,545

GREL	BALANCE AT 31.08.24
CURRENT ACCOUNT	£8,769.79
SINKING ACCOUNT	£80,371.16

GTRL	BALANCE AT 31.08.24
CURRENT ACCOUNT	£282,293.96

Housing Survey – The board asked if AC could circulate a report/spreadsheet of the housing survey outcome and include a forecast of potential future maintenance/upgrades and expenditure.

Plot Sale – A couple have enquired about a plot for an off-grid property, but they may not be able to fulfil the requirement for full-time residency. The board agreed that the couple should be told they do not currently fit the existing Plot Policy criteria, therefore they are unable to proceed at this time. They are to be made aware that the Plot Policy is being reviewed and can be contacted if the new policy is relevant to them.

Achavinish – There has been approx. 40 expressions of interest to date, however only 5 viewings arranged so far. The deadline for applications is 30th September. The scoring panel will be arranged depending on the type of applications submitted, i.e. agricultural or not.

Housing Project – The project continues to progress well and within budget. Completion date estimated for November but hopefully sooner. An advert for registering interest is to be issued at the end of September.

Achamore Gardens – FC asked how the Gardens income has performed considering it hasn't been the best season for visitors. Entry donations since 1st April 2024 = £30,634.39 so far. Entry donations during the 22-23 financial year = £37,040.13. It is likely the income could be of a similar level by the year-end.

GREL & GTRL – Monthly board meetings are to be arranged.

Gigha Hotel – The electrician can carry out an electrical inspection to assess how much rewiring will be necessary. The electrician is also investigating heating and hot water options. An assessment is to be carried out to determine the loads used within the property. The maintenance team have been tasked with measuring up replacement windows in the front lounge, stairway and kitchen. They are also measuring up wet wall for the

kitchen and insulation for the external bedroom walls. A board meeting is required to discuss the next steps at the Hotel. Quotes from the electrician and cost estimates from the Maintenance Team is required for this meeting. This will determine how much the Trust can afford to do, and what the timescales are for the work.

The bar contract has been awarded to Stuart MacDonald and works will commence in September. This work is funded.

SKS Scotland have completed their work on the project. They have issued an outline marketing pack and draft advert for when we are in a position to advertise the lease opportunity. The board hope to decided when to advertise the lease at their next meeting once quotes and timescales are firmed up.

4. Staffing Update

Restructuring – The board discussed the staffing restructuring at their last meeting.

Appraisals – JM will organise appraisals for all staff members in October.

5. Members Meeting

JM has prepared a presentation and will run through this at the Members Meeting on Thursday 12th September.

6. Correspondence

7. AOB

8. Next IGHT Group board meeting dates (GREL, GTRL then IGHT)

- Monday 14th October at 2pm
- Monday 11th November at 2pm
- Monday 9th December at 2pm – provisional, subject to the AGM arrangements.

Meeting closed at 5pm.