



LISMORE COMMUNITY TRUST

Purpose: to maximise the potential social, economic and environmental well-being of the whole community of the Isle of Lismore

MINUTES OF MEETING OF THE LISMORE COMMUNITY TRUST HELD IN THE HALL ON WEDNESDAY 7TH MAY 2025

1. **Present:** Chair - Andy Livingstone (AL), Anita Bachuil (AB), Laura Savill (LS), Brona MacDougall (BM), Archie MacGillivray (AM) and Anna Stewart (AS).
2. **Apologies.** Apologies received from Peter MacDougall, Seona MacDonald and Kate McLuskie.
3. **Minutes of the last meeting 13th February 2025.** AL asked if the Minutes could be adopted as a true record. Proposed AS, seconded AL.
4. **Matters Arising.** No matters arising.

5. **Shop report from Roxanne MacColl.**

The LCT are delighted to have received a grant from the Lottery Communities Fun, enabling the Trust to buy a new shop van. It is running well and most of the volunteer drivers have now had a chance to try it. Thank you to Gilly Dixon Spain for a 'how to guide', to Peter Walker for taking on the development of a maintenance check list, and to Scotty Barr for agreeing to put in a floor for us.

We are however still waiting for a Scotland RFID card, which will enable the vehicle to be charged on the mainland. Charging on the island at the hall has been arranged.

Opening Hours

The shop is now open until 5pm on a Saturday, this appears to be going well. The shop has been busy over Easter and this trend appears to be continuing into May.

Whitehead's pre-paid accounts

The trial of the 'welcoming pack' offered by the Whiteheads of £15 for their guests at Strathlorn to spend at Lismore Community Stores is working well. We have served three out of six groups so far, and all have spent well over £15 and made return trips to the shop.

Seasonal stock

The Easter stock sold well, and summer items have been ordered but not yet received.

Water testing and next steps

We have undergone mandatory water testing at the shop and failed, as expected.

Andrew Livingstone kindly arranged and replaced the UV lamp and filters in the existing water purification system. I have been in touch with Environmental Health to find out what our next steps are.

New supply staff

Jane Hough is now fully vetted and is doing well in her training. She will be doing her first cover day this week.

Holidays and cover

I will be taking holidays over two weeks in May and over a week in June to attend my daughter's operation, and to provide some care during her recovery. Cover will be divided between Christopher, Jane and Julie.



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6. **Shop Finances.** Report attached. AL said he was pleased that the accounts showed the shop making a profit before depreciation. According to the original forecast we were expecting a loss. This was partly due to the PO income which was higher than anticipated even though we only had 7 months of it.

It wasn't felt that the shop was making best use of the 'gun' and LS said that she was prepared to go in and learn it and then train the staff. This would enable better ordering of stock and accurate stock taking. Jane McCluskey has instigated weekly high value stock checks.

It was also felt that the container wasn't being utilised to anything like it's capacity. The Management Board were going to try to get another run monthly for bulky low value, high sales goods to have in the container – water, crisps, tinned goods etc particularly for the summer months when visitors were on the island. A note on the door saying 'at the container, back in 5 minutes' would be sufficient. A trolley might be purchased. The Trust were also told that the Management Board were going to try to change the day the stock came in to Wednesday afternoons. It would mean that the stock could be put away. There are still issues with the staples not being in – bread, milk, eggs.

We were told that Jane McCluskey had done an appraisal with Roxanne and this would be confidential. AL asked if there could be a 'chair' for the Management Board. LS and AB said that they thought it was unnecessary as they were there as the LCT representatives and reported back to the Trust.

7. **Financial Report – LCT.** LS reported that the Charities Aid Foundation (CAF) Bank Account application is on hold until we begin the new financial year, 01.04.25. This was agreed with AL

All payments due from the Scottish Land Fund (SLF) for Stage 1 funding have now been received.

The return of the VAT difference has now be paid by the NFU, £2250, which means we have received the full £15,000 for the repair of the Kiosk.

I do not anticipate much movement on this account between now and the end our financial year, 31st March 2025.

We currently have a total of £13042.40.

£250 is allocated to the eBike funding, this consists of £200 from the raffle and a £50 donation.

£7500 is the final payment (not yet invoiced, so this may be less) for the Kiosk.

We therefore have available funds of £5292.40



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BM has taken over as Treasurer of the Trust. LS told the meeting that she was still investigating new bank accounts. She said that the CAF account wasn't going to be suitable for us but it was agreed that we needed several accounts. AL said it was important to keep all projects/shop/savings/Trust accounts separate. This was important for governance.

ACTION: LS/BM

8. **Funding opportunities (communications, website, signage).** The main funding we are looking for is for the affordable houses. AL is about to make an application to RHIF which will hopefully give us between 65-80% and the balance we have to make up ourselves. KM has been tasked with trying to find funding for the balance. AL said that Eigg have done the same sort of thing and he was going to speak to them for advice.

AL is also going to try to get some funding for some smaller projects.

9. **Housing update and project management.** AL told the meeting that the site had now been bought. We still need to get get back to them about how we get back the legal fees but that should be covered with the £65k we got.

We've got money for a project manager funded for one year but we now need to advertise the role. Probably going to be a self-employed role but this needs to be checked with the funders to see what their conditions are. **ACTION: AL.**

We were told that as the Wee House had gone bust, Julia Faygruen had looked at 6-7 other builders. AL and Julia Faygruen had met with Makar Housing, who were based in Inverness and who built similar modular houses as the Wee House. The main difference is that they won't do full turn-key. They will build the house to be wind and watertight, ready for first fix. Also there's no flexibility with their design. They will be just under 90sqm for a 3 bed house but they do have a big attic space that could be used as a room. We would have to do the foundations. The only other modular building company was nearly double the price. Unfortunately we have to go through the whole planning process again. Makar are going to submit planning for us for nothing and they have done all the drawings etc We will then have to pay for building warrant. AL proposed that he crack on with Makar, 2nd by LS, passed.

10. **Kiosks.** In place, up and running and well stocked. Catherine Davies had taken over the management of them and they are looking good. **ACTION: Letter to thank her – AB.**

AB has had 2 quotes for re-printing the island leaflet guides. Some discussion followed and it was agreed that we should move away from leaflets as they just end up in the bin. Maybe move to a few large waterproof posters that can be photographed on your phone and then think about QR codes. **ACTION: AB to let printers know.** AL said we had had a really good year but have no channels for communicating what we've achieved and are trying to do. We could use some funding to pay for someone to do this and a QR code. **ACTION: AL. AB to post on FB for someone with the skills.**



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10. **Island Plan.** AL said that Seona MacDonald had produced a good first draft of the Trust Island Plan. He suggested that AB get in touch with SM to find a time for us to have a Teams meeting to try to take this further. If SM felt she would like to invite people outwith the Trust for further input, we would leave that up to her. **ACTION: AB.**

11. **AOB.** LS asked if the meeting were happy for the AGM to be July 10th? It would be on the date of our usual Thursday meeting. She said that although she would be away she would work with AB to make sure that all the paperwork went out and that we were compliant with all we need to do as a CBS. We have already sent out the date to the Contributor Members. Everyone seemed to be happy with this date.

She also asked if the board were happy that her granddaughter who is doing a degree in Geography with her special interest being rural development. She would like to do a special project on the shop. She would write to us formally but there were no objections from the board.

AL said that he had cleaned out the old van, fuelled it, transported it to Stirling. He had also replaced the filters in the shop and rewired the UV light. He did not want to put in for his hours but would like to put in a bill to cover his fuel, ferry fares, trailer costs etc for £175. This was thought to be reasonable and agreed.

AL thanked everyone for attending and the meeting closed at 8pm.