



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 THE MEETING OF THE LISMORE COMMUNITY TRUST HELD IN THE HALL ON WEDNESDAY 10th SEPTEMBER 2025 - 6.45pm

Present: Andrew Livingstone (AL), Anita Bachuil (AB), Laura Savill (LS), Anna Stewart (AS), Archie MacGillivray (AM), Bobbi Forgreive (BF), Kate McCluskie (KM) - virtually

1. **Welcome.** AL welcomed everyone to the meeting and said he was particularly pleased to welcome BF as she had said she was prepared to be treasurer for the Trust. He proposed her to be a co-opted director, seconded by AS and passed unanimously.

ACTION: AB

2. **Apologies.** Seona MacDonald.

3. Minutes of the last meeting – Thursday 12th June 2025. This were agreed to be correct, proposed by AS, seconded by AL.

4. **Matters arising.** None.

5. **Shop finances and accounts policy.** We had received a financial report from Jane McCluskey (attached). It shows that the shop makes money in the summer months but not through the winter. The shop must be careful to manage the spend during this time The Management Board would advise and direct the shop staff.

ACTION: AB and LS.

6. **Volunteer appreciation.** AL said that the key point was that the shop could not operate without volunteers. Everyone agreed that we should organise some sort of event (lunch/tea) for them and also include a gift for the ferry men on both ferries. A budget of £300 was proposed by AL, seconded by AS, passed unanimously.

ACTION: AB and LS.

7. **Shop premises.** AL said that it was generally acknowledged that the shop would have to move to new premises at some stage in the future, possibly a combined project with the hall and thought it was worth starting the process now.

ACTION: LS would take the ideas to the Hall committee.

8. **Financial report – LCT.** LS said that she would get the bank statements to BF and AB would contact Brona MacDougall.

ACTION: LS, AB and BF.

9. **Project funding.** KM told the meeting that she and AS had met with Kirsty McCluskie, Community Development Officer at A & BC. She would help us gather information particularly in regard to future projects and be our single point of contact.

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We needed to align this with the island place plan. BF said that she would speak to Mandie Currie chair of the LCC to see how this was progressing.

AL said that unfortunately we had not been successful with 2 small funding applications.

10. Housing update and project management. AL said that we had hosted a successful community engagement session in August. Scott Reid from Makar gave good presentation on the houses we hope to build with slides.

Julia Fayngruen talked us through the allocation of houses using the ones used by Mull and Iona as an example. She has subsequently posted an online survey on the Lismore Community Facebook page and the results will be out soon.

It was clear from those present at the community engagement evening that the money raised from the share sale should be ringfenced for the shop. However the Trust needed to develop a policy for the funds held and any possible profits. We would need a consultation with the community for this. AL asked that LS draft a policy.

ACTION: LS

A candidate has been identified for the position of Project Manager for the affordable houses and we hope to appoint them shortly. Proposed by AL, seconded by LS, passed unanimously.

ACTION: AL to inform candidate.

11. Kiosks. AB had received an update from Catherine Davis saying that she was going to be banking this season's donations from the kiosks shortly. She had also suggested that we/she could turn the kiosks into mini Christmas markets for the island to sell their wares. She also suggested that the Trust could buy the kiosk at Port Ramsay for £1. AB will look into this.

ACTION: AB

The Trust expressed their gratitude to Catherine for all her work and enthusiasm for the kiosks.

12. Island plan. Seona MacDonald sent a report saying that she, AS and KM had been working on this and were liaising with A&BC (see item 9) and the Lismore Community Council. She would like guidance as to what the Trust's priorities are to forward this. She is also doing some research on community land buy-outs.

13. AOB. AB said that she had written to Rosemary Barry re our lease commitments. Rosemary's reply was supportive and complimentary but had one or two comments which the LCT were dealing with.



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AB said that the painting of the front of the shop had now been completed, and she would raise an invoice for Timmy Stirling for the work done. It was established that we had agreed to pay him £20ph.

ACTION: AB

Finally the Trust discussed the setting up of a project team to look at future shop premises that potentially included other island groups such as the Hall committee to support.

There being no other business AL thanked everyone for their attendance and the meeting was closed at 8.15pm.

DATES FOR THE FUTURE MEETINGS (SUBJECT TO CHANGE).

2nd Wednesday of the month 6.45pm:

8th October 2025

12th November 2025

10th December 2025

14th January 2026

11th February 2026

11th March 2026

13th May 2026

AGM 17th June 2026



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Shop Finance Report August 2025

Overview

We made a £1,096 profit in the month, as revenue increased again in line with the pattern seen in 2024. Gross margin was 25% in the month, 25% year to date. Year to date profit is £5,007.

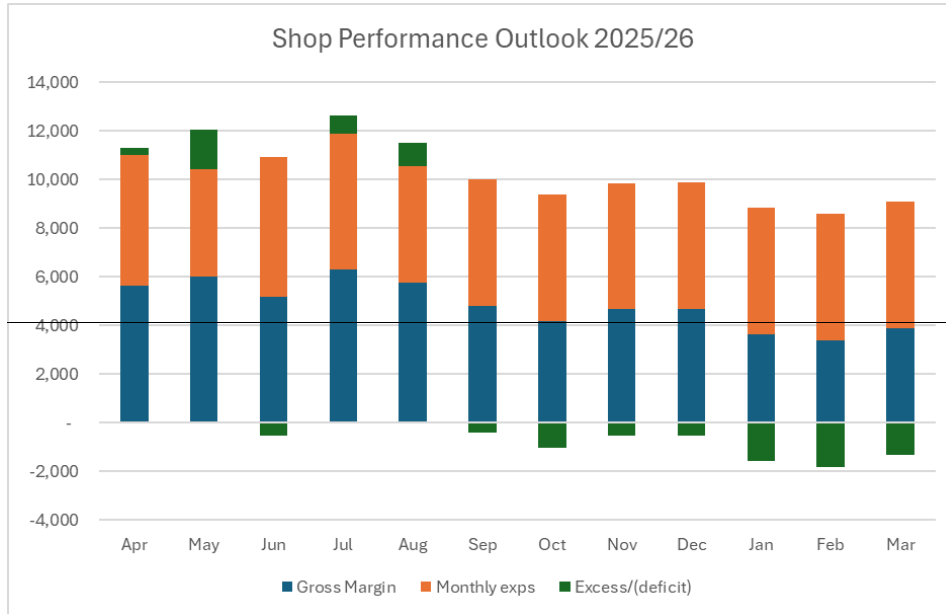
- In the July accounts I forgot to run the stock report from Back Office on 31/07, I ran it on 04/08. So I added back the stock value of sales made 01/08-04/08 but forgot to remove the value of stock booked in and paid for on 01/08. This means I overstated stock value (and consequently gross margin) in the July accounts. I have corrected this error in Xero, so the results below for August are correct.
- **If sales revenue continues to track last year, and if our margin continues at 25% and our expenses at our average YTD of £5.2k per month, then we will see monthly losses from September through to the end of our financial year. This would mean a loss before depreciation for the year ended 31.03.26 of c£4k. See the outlook chart below.**

	MONTH		YEAR TO DATE	
	FORECAST £	ACTUAL £	FORECAST £	ACTUAL £
	<u>Year 2</u>	<u>Aug</u>	<u>Year 2</u>	<u>Aug</u>
Interest Income	-	-	-	-
PO/other Income	1,417	1,578	7,083	8,240
Sales	15,000	17,290	75,000	89,886
Total Income	16,417	18,868	82,083	98,126
Stock Purchase	12,000	12,969	60,000	67,353
Expenses	4,740	4,803	23,702	25,766
Profit/ -Loss	- 324	1,096	- 1,618	5,007
GM	20%	25%	20%	25%



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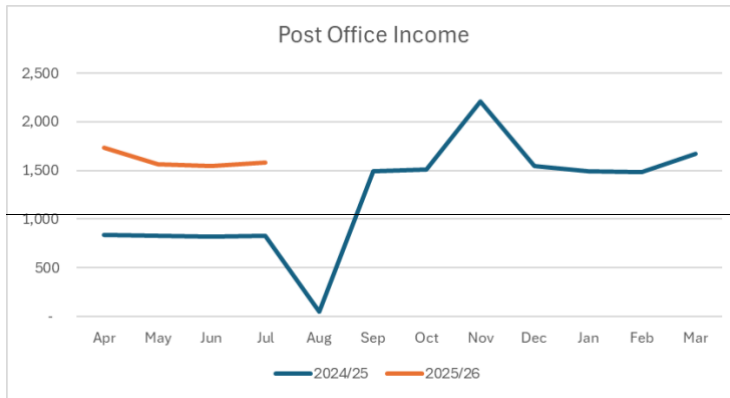
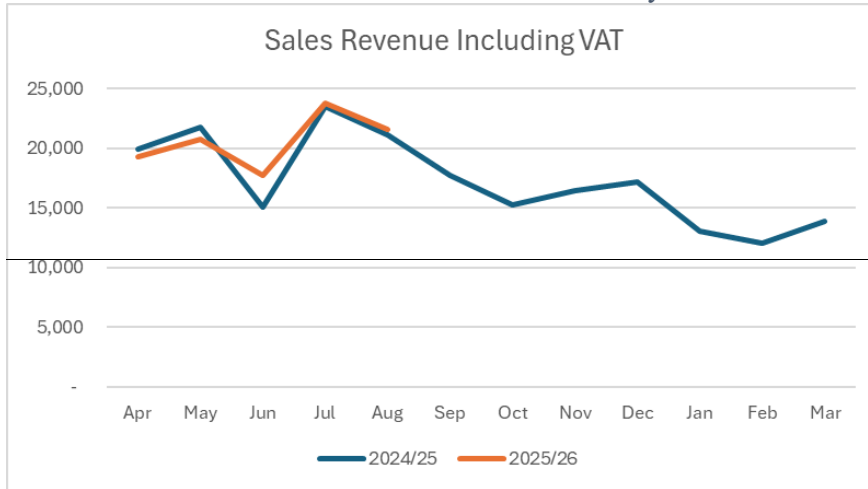
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	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
2024/25	840	824	821	824	49	1,490	1,508	2,211	1,547	1,492	1,485	1,669
2025/26	1,731	1,564	1,547	1,578								