



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 LCT ON TUESDAY 11TH NOVEMBER 2025

6.45 IN THE HALL

1. **Welcome and present.** Present: Andy Livingstone (AL), Bobbi Forgrieve (BF), Archie MacGillivray (AM), Peter MacDougall (PM), Anna Stewart (AS), Anita Bachuil (AB) virtual.
2. **Apologies.** Apologies were received from Laura Savill (LS), Brona MacDougall (BM), Seona MacDonald (SM) and Kate McLuskie (KM).
3. **Minutes of the last Meeting.** AL asked that the Minutes be taken as a true and fair record. Proposed by AS, seconded by BF, passed unanimously.
4. **Matters arising from the Meeting.** LS has drafted a Profit Policy for the reserves that the Trust holds. This is attached at the end of these Minutes. There will be an item for discussion at the next meeting. AB to chase BT on the kiosk bought at Port Ramsay.
ACTION: AB
5. **Shop Financial Report.**

SHOP PERFORMANCE FOR 7 MONTHS TO 31.10.25

Performance v Forecast

	MONTH		YEAR TO DATE	
	FORECAST £	ACTUAL £	FORECAST £	ACTUAL £
	<u>Year 2</u>	<u>Oct</u>	<u>Year 2</u>	<u>Oct</u>
Interest Income	-	305	-	305
PO/other Income	1,417	1,570	9,917	11,483
Sales	15,000	13,998	105,000	120,957
Total Income	16,417	15,873	114,917	132,745
Stock Purchase	12,000	10,814	84,000	91,215
Expenses	4,740	6,065	33,182	37,594
Profit/ -Loss	- 324	- 1,006	- 2,266	3,936
GM	20%	23%	20%	25%

Lismore Community Trust is a Community Benefit Society, registered with the Financial Conduct Authority No 9134. Company No: SC376707. Registered Scottish Charity No. SC041461.

Registered office: Bachuil, Isle of Lismore, Oban, Argyll, Scotland PA34 5UL

Email: lismorect@gmail.com

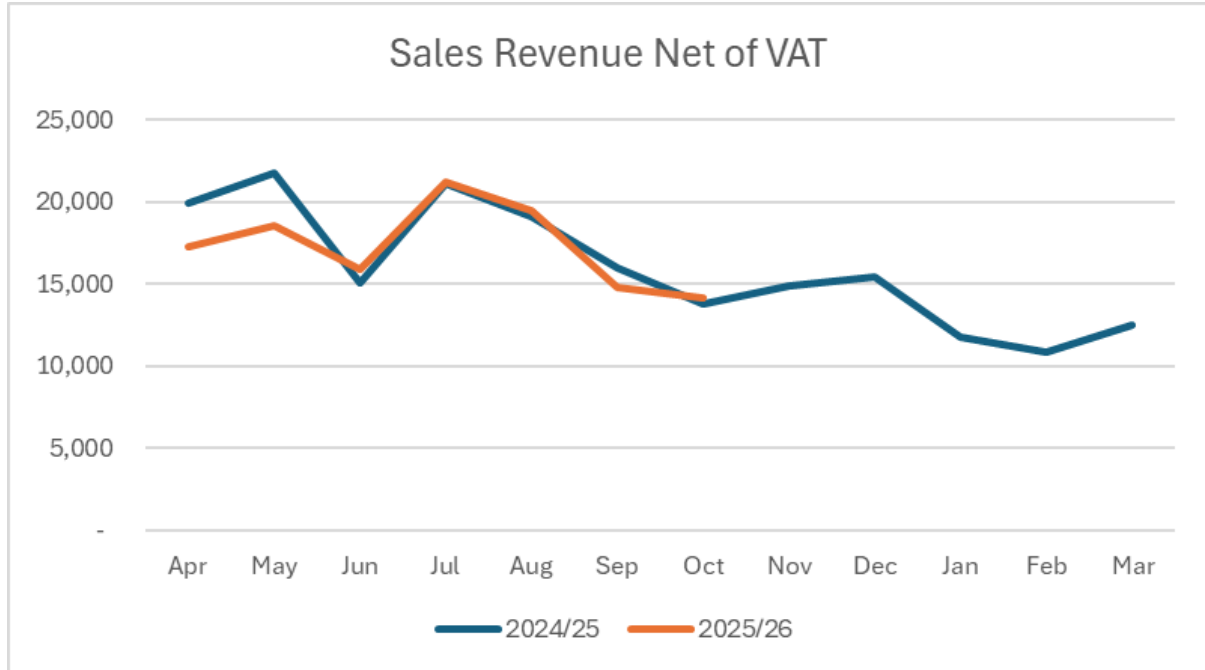


LISMORE COMMUNITY TRUST

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

Sales Revenue Comparison v Last year

Sales revenue is now shown excluding VAT apart from Apr-Jun 2024 before we were VAT registered.



Incl VAT	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
2024/25	19,913	21,769	15,070	21,134	19,079	15,968	13,805	14,848	15,383	11,780	10,793	12,480
2025/26	17,253	18,533	15,865	21,179	19,483	14,808	14,140					

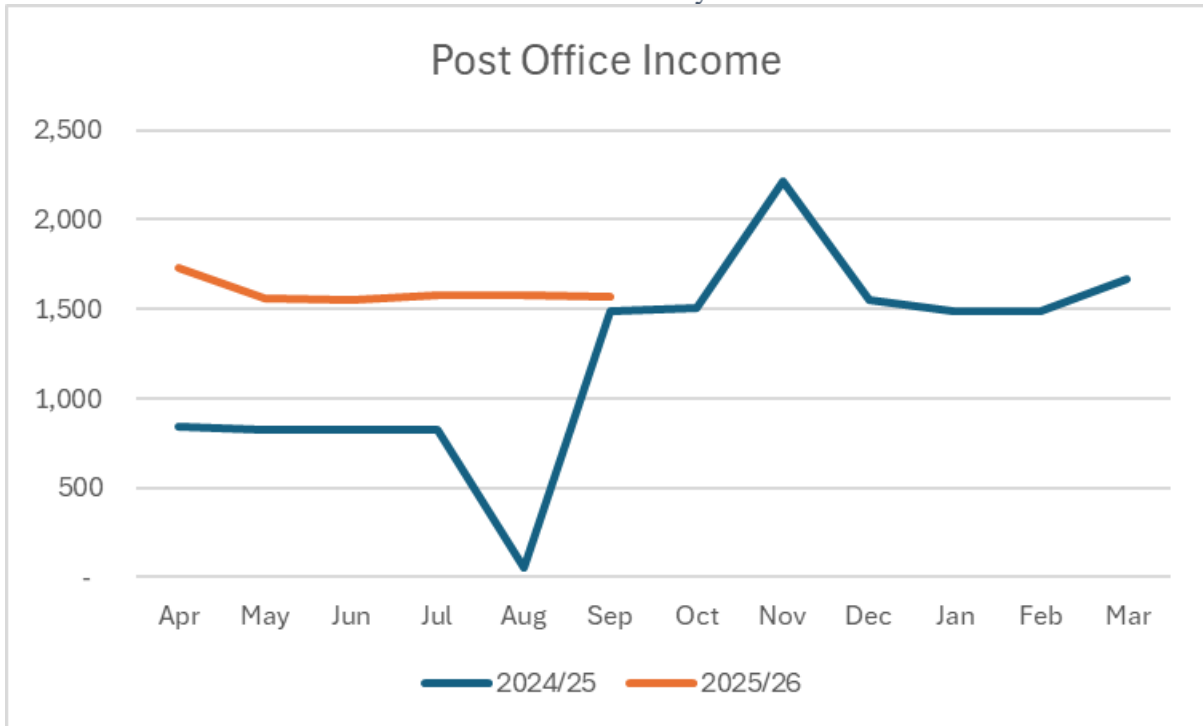
PO Revenue Comparison v Last year

- Apr-Aug 2024 we were being paid a % of income by L Cook. August was low because the PO was down for a prolonged period.
- Payments are made in arrears; we won't know our October payment until it is paid at the end of November.

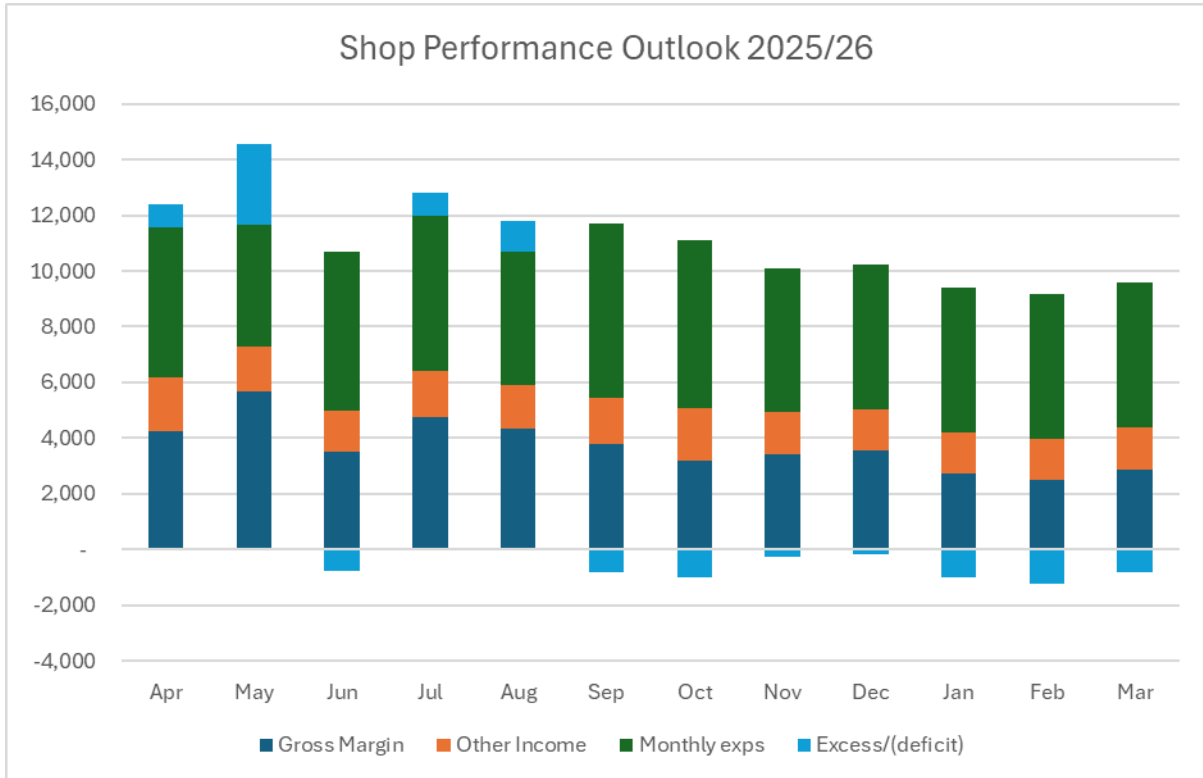


LISMORE COMMUNITY TRUST

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



	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	1,574	1,570						





LISMORE COMMUNITY TRUST

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

Assumptions:

- April – October are actual results for 2025, before depreciation
- November – March is forecast using last year actual income, October 2025 actual gross margin of 23%, £5.45k monthly expenditure (average actual 2025 year to date).

Based on the above our loss for the year before depreciation would be c£2k, but this is very susceptible to variances in overheads and sales revenue.

A stock check had recently been done and it was found to be £1500 adrift. This could be because we had been charged for picking and packing at Bookers but this needs to be looked into and checked carefully. The report highlighted the fact that the Shop does struggle through the winter months and there needs to be a drive to encourage islanders to use it at this time of year. **ACTION: AB**

AL said that he had been the Line Manager to help the staff in the shop for the past 3 months. He had identified several problems and proposed employing a part-time Operations Director to drive all the issues to try to get the shop on a level footing. He thought that we could employ someone for ~£3.5k on a short term basis to troubleshoot this problem and was asking for the Board's approval to do this. AL proposed this, seconded by PM, passed unanimously. **ACTION: AL**

The recent power cut at the shop raised many concerns and one that has been dealt with is the purchase of a generator from Oban Electrical Services. OES have a community fund and have very generously agreed to install the wiring for it in the shop. AL asked AB to write to them thanking them. **ACTION: AB**

6. LCT Financial Report.

7. Project Funding. KM was still working on getting some commercial funding for the housing project.

8. Housing Project. AL said that we were expecting building warrant later this week and then we would be able to apply for full funding. Julia Fayngruen and David Logie will be getting in the application to RHIF.

MAKKA had issued an open invitation to come to their site at Inverness to see the houses they are building for us and he encouraged everyone to take this up.

AL said that having received a letter from Jenni Minto congratulating the trust on the purchase of the shop van, he'd followed this up and was having a face-to-face call with her to try to get further support.



LISMORE COMMUNITY TRUST

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

9. Shop/Hall future premises. AL said that he felt that we needed to progress a possible shop move to new premises with perhaps the Hall. PM has said that he would chair a sub-group committee to pursue this idea and report to the Trust. Scotty Barr, LS, SM and David Logie had agreed to be on this, and it was agreed that PM could bring others on if he thought they would be useful. Initially they would have a community consultation to see if the community wanted the shop and hall to be together.

10. Island Plan. Donald MacColl had indicated that the Community Council did not have an island plan so we were going to need a new one.

11. AOB. There being no other business, AL thanked everyone for attending and the meeting was closed at 7.30pm.

DATES FOR THE FUTURE MEETINGS (SUBJECT TO CHANGE).

2nd Wednesday of the month 6.45pm:

10th December 2025

14th January 2026

11th February 2026

11th March 2026

13th May 2026

AGM 17th June 2026



LISMORE COMMUNITY TRUST

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

Lismore Community Shop Profit Reinvestment Policy

Ensuring Sustainable Growth and Community Benefit

Purpose

The purpose of this policy is to clearly outline how profits generated by our community shop will be managed and reinvested to promote the long-term sustainability and benefit of the shop and the wider community.

Policy Statement

All profits generated by the community shop will be reinvested directly back into the shop. This approach ensures that the shop continues to serve the needs of the community, maintains high standards, and remains a vibrant and sustainable local resource.

Scope

This policy applies to all surplus funds remaining after the payment of operating costs, wages, and essential liabilities.

Implementation

- Profits will be used in the first instance to improve shop facilities, upgrade equipment, and maintain stock levels
- Funds may be allocated to community events, outreach initiatives, or projects that directly benefit the shop and its customers.
- Major reinvestment decisions will be made in consultation with Lismore Community Trust, Management Board and, where appropriate, the wider community.

Review

This policy will be reviewed annually to ensure it continues to meet the needs of the shop and the community it serves. Suggestions for improvements or changes may be submitted by any member of the community for consideration.

Contact

For any queries regarding this policy, please contact the Lismore Community Shop Management Board.

Lismore Community Trust is a Community Benefit Society, registered with the Financial Conduct Authority No 9134. Company No: SC376707. Registered Scottish Charity No. SC041461.

Registered office: Bachuil, Isle of Lismore, Oban, Argyll, Scotland PA34 5UL
Email: lismorect@gmail.com