

LISMORE COMMUNITY TRUST MINUTES of the Board

Meeting held in the church carpark at 7pm on Monday 1 June 2020

- 1 PRESENT: Archie MacGillivray, Sebastian Tombs (Chair and notes), Anna Stewart, Anita Bachuil. Declarations: see item 3.3. A warm welcome was extended to Anita, joining the Board for her first meeting as Director and Treasurer (pending a more qualified person being appointed).

2 MATTERS ARISING:

- 2.1 DIRECTORS: Sebastian noted that he and Anna would be standing down at the AGM (probably in December) and would not be eligible to serve for at least one year. This meant that a serious campaign for new directors was required and all present were asked to think carefully about potential candidates – preferably to participate in some meetings over the summer to assist in ‘tuning in’ to current work programmes. ACTION: ALL

Sebastian further noted that as a director of the Lorn Islands Partnership, (LIP) he would also be standing down from that role too at the year end; this was concurrent with steps to close LIP Co (although not the Partnership), which implied all current LIP trading should cease at the end of September. This was relevant to the Housing Study, and retention and payment of Gill, in particular.

- 2.2 FINANCE: Teenie Wilson would be handing over to Anita as soon as the restrictions and busy schedules permitted.

Looking ahead, it was AGREED that action on the cheque signatories should be as follows: a) Removal of all existing

signatories except Sebastian, and b) the addition of: Archie MacGillivray, Margaret MacColl, Anna Stewart and Anita Bachuil. Sebastian would pass across the change papers already developed to Anita. ACTION: SEBASTIAN, and ANITA

The general financial position as at 25 April was as follows (£s):

General fund	1,022
Kiosks	2,787
Sch Hse Garden	285
Jnr Photography	255
Go for It!	8,344
Comm Resources	433
Total	13,126

This comprised: Bank: 12,440; Cash: 675; and Paypal: 11.

Sebastian advised that a portion (say £2,500) of the Postcode Community Trust funding for 'Go for It!' had been earmarked for addressing the same audience of recipients in the community in connection with the Covid-19 Emergency, via the Emergency Response Group, under the Community Council. The funders had not only extended the grant period up to the end of January 2021, but also given grant holders the freedom to allocate funds in ways that best suited local requirements during and after the Covid-19 pandemic. The directors expressed their full support for this action; and would be seeking information from Kiki regarding the continuing plans for the remaining Go for It! Funds of around £6k over the balance of the year. ACTION: KIKI

Sebastian also reminded colleagues that a further £25K or so was expected into the Bank Account in early July, relating to the Community-led grant. He would send out the summary information on this once again, but noted that this had been

seen as both a continuation of existing activities based at the School House, as well as further refurbishment, and kitting out for younger members of the community. A plan was now essential for taking this activity forward, and advertising for the support staff allocation. ACTION: SEBASTIAN and ALL

3 HOUSING FEASIBILITY STUDY

- 3.1 Helen MacDonald of Mull and Iona Community Trust (MICT) and Sam Foster, Architect with Rural Housing Scotland (RHS) had been progressing their work as far as possible, working remotely due to travel and other current restrictions. They had been looking at site options identified by the Board, but Sam had also recently undertaken a digital visit to the island, travelling down the main roads with Google Street View noting potential sites for stimulating discussion within the Board, and at community level. It was agreed that this would have been useful for a drop-in or open day type of session, but as this was not possible, a general progress report would be more appropriate within an update Newsletter. Sebastian agreed to circulate the exchanges related to the site options, which included his own initial commentaries. Some sites simply were not for sale; others too limited in scope; and some were already being taken forward privately. ACTION: SEBASTIAN.
- 3.2 The question of identified need was discussed. It was recorded that for over 20 years, the community had sought to create conditions where more residents could 'live and work' on the island. The Trust directors had been making progress towards providing some affordable housing under community control, alongside some enterprise units in response to these long-held aspirations; and while there was always an element of risk involved, achieving such goals was now being actively supported by Scottish Government and its agencies. On the question of need, the consultants had recommended some

form of follow-up survey to supplement current data. It was agreed to ask what this might comprise. ACTION: SEBASTIAN

- 3.3 As far as the specific sites were concerned, these remained essentially as before with a site on the market in Achnacroish at the end of Newfield Terrace; and land and buildings at Clachan. Options for the latter were considered and on balance a new build option on a green field site owned by the community was the preferred one. Archie MacGillivray's interest as a tenant of this land was noted. The consultants had strongly urged the Board not to pursue options with a leasehold status. The question of access to the green field site was identified as a potential stumbling block (an earlier application having been refused on these grounds), and Sebastian agreed to seek information as a matter of urgency from the landowners' factor about this matter. ACTION: SEBASTIAN. Following receipt of such information, final decisions could be made as to which sites should be examined in greater detail by the consultants.

4 SCHOOL HOUSE

- 4.1 Sebastian had been writing to the Council Legal Department, to clarify whether a change of boundary related to a Planning Application would be an issue for the Licence. He awaited a response from Susan Mair. Following clearance, he would also seek confirmation regarding the revised parking layout from James Jackson, in Roads; and arrangements for refuse collection. A revised Planning Application would then be submitted.
- 4.2 Similarly, updated prices would be sought from Ronald MacColl. As soon as Planning and contractor access restrictions allowed, work could be undertaken.
- 4.3 As noted under Finance above, detailed plans for the additional refurbishment were now required, including purchase of

equipment etc. This needed careful co-ordination, with a director in charge. ACTION: ALL

- 4.4 Meanwhile, the balance of the 'Go for It!' project required to be managed; and a revised forward plan was needed. ACTION: KIKI

5 ENTERPRISE UNITS:

- 5.1 Given the restrictions of the pandemic, progress had been limited; and the proprietors of Pierhouse had been unable to visit and meet directors. Meanwhile, given that the surveyor had already seen the site in some detail, it had been agreed that, in order to move forward, Sebastian would draft up a 'possible' set of land parcels for valuation, to include: the two parcels owned by SSE; the 'roundabout' site; and a portion of the land south of the top of the slip for the SSE relocation. This would at least enable the private landowner to assess the land values; and would also enable the preparation of a Stage 2 SLF application, should that prove to be possible. The next deadline for SLF Stage 2 was 12th June, thereafter in August.

- 5.2 Meanwhile, the seller would be kept informed of this approach.
ACTION: SEBASTIAN

6 KIOSKS:

- 6.1 Kiki had passed the folders from David Wilson relating to the project, including drawn information on the fit-out layout etc, to Sebastian; who had arranged with Roger Dixon-Spain to meet to assess the position, at the Achnacroish kiosk on the 13th June. The timber kindly donated by Vanessa Norman, had been drying in Roger's workshop for some months, so should be suitable for milling etc. ACTION: SEBASTIAN

7 LIP CLOSURE

As noted under Finance, the current plan was to cease all trading through LIP by the end of September. This would effectively draw to

a close all outstanding work, which included: a) the Report on Seaweed Farming by Dr Duncan Smallman; the Housing Study being conducted by MICT and RHS; and the end of work by Gill Law. Some funds would be retained to pay for administration related to closure, and payment for accountancy. The aim would be to maintain the Memorandum of Agreement as a basis for a continuing fruitful relationship between the Community Trusts of at least the two remaining Partner Islands, Lismore and Easdale; but possibly welcoming back Kerrera and Luing. This was all noted. The directors registered the degree to which they would miss the significant support and encouragement of Gill.

8 ISLAND PASSPORT:

A request had been submitted by the Scottish Islands Passport team on Jura, for a submission from Lismore for inclusion in the related website. Sebastian had promptly contacted both the Community Council and the Heritage Centre for observations; and having had no response, determined to proceed on behalf of the community. He had drafted a set of outline responses based upon the content of the Island Leaflet, Map and Guide - and had consulted Murdo, with whom that content had been collated and managed. A specific 'visitor' perspective had been sought, and Explore Lismore had therefore been invited to compile the responses, including visitor elements. A small contribution of £60 had been offered for the supply of this information which the directors agreed should be forwarded when received to Explore Lismore in recognition of their work.

9 DATE of NEXT MEETING:

To be confirmed.

ST 26 06 2020