Minutes, Lismore Community Trust Board meeting, held at 7pm on Wednesday 23rd January 2019, in the School House, Achnacroish

1 PRESENT: Archie MacGillivray, Anna Stewart, Kiki MacColl, Sebastian Tombs (Chair and Minutes); Apologies: Ann MacLean Fleming (submitted earlier by email). In attendance: Gill Law, Project Officer (LIP).

2 MINUTES of previous meetings: draft minutes of 28/11/2018 were noted. However, formatted copies of those outstanding in 2018 (08/08, 05/09, 07/10, 08/11 AGM and Office Bearers meeting) remained to be approved, although their content had been agreed.

ACTION: ANN

ST had visited the Shop to check the folder lately, and had found that the most recent Minute was November 2016 (the Island website having become the normal repository). In light of no website, ST proposed to dig out copies of missing 2017 minutes, and insert them, in addition to the first half of 2018, which he had just added.

ACTION: SEBASTIAN

3 MATTERS ARISING:

3.1 Emergency Planning: losses sustained in the fire at 2 Port Ramsay were noted – specifically, most of the elements of the two kiosk fit-outs; a sewing machine; a camera; financial records. Enquiries had been made regarding possible insurance cover. It was agreed that plans should be put in place to make the School House a secure and safe venue, for any movable Trust assets. Sebastian to seek assistance from the Fire Service in preparation of a Fire Plan.

ACTION: SEBASTIAN

3.2 Island Plan: continued.

3.3 Child Protection Policy: related to potential uses of the School House for Mothers and Toddlers and Youth activities, Gill circulated a draft Child Protection Policy. It was agreed that Kiki would seek advice from Mary Walker regarding its scope and detail.

ACTION: KIKI

3.4 School House kitchen equipment: prior to the meeting, Anna, Kiki and Gill had agreed a list of potential needs for the kitchen; and a parallel list for the Hall. Gill considered that a shared bid for such accoutrements would be well received by funders.

4 MEMBERSHIP, FINANCE and PROTOCOLS

4.1 Membership: handover yet to be undertaken.

4.2 Finance: Annual Accounts had been lodged with Companies House; Annual Report to OSCR to be made before 31st January.

ACTION: SEBASTIAN

4.3 A new cheque book had been delivered; but one Bank Statement was still outstanding, for the record. It was agreed that a public call for a (non-director) Treasurer should be made. There was no financial report.

ACTION: SEBASTIAN

5 PROJECTS / WORKING GROUP REPORTS

5.1 Kiosks: following the loss of most of the material, it was agreed to implement an alternative scheme, using resources available and seeking sympathetic quotes from previous suppliers, where appropriate. The Board agreed it was imperative to complete the Project as best as possible, in order to satisfy the Lottery compliance requirements. Kiki with Gill's support would action this range of activity.

ACTION: KIKI and GILL

5.2 School House: Planning Permission for Change of Use – a condition of putting the Licence into effect - had been granted on 19th December 2018. However, Condition 2 required the Trust to create 2 parking places and a turning area on the garden site, to the specification of the Roads Department. The Board agreed that given the 6 week Notice period in the Licence, this Condition was not reasonable; and should be subject of an appeal (Local Review).

ACTION: SEBASTIAN

5.3 LIP update: ST reported on the current position; Lismore and Easdale Trust Boards were keen to maintain progress on a range of fronts, whereas Kerrera and Luing were very preoccupied with other priorities, and had been successful in achieving Project Officer support - and thus were pulling back on LIP-wide programmes. It had been proposed simply to close the LIP funded project at the end of the current funding period at the end of March. However, due to the time being taken for the Government's planned amalgamation of varied funding schemes, a continuity period of 3 months was being offered to those already being funded, including LIP. Given the position, the Development Trusts Association had mooted the idea of Lismore and Easdale Trusts seeking this continuity. The Board agreed unanimously that efforts should be made to maintain continuity for Lismore, if at all possible, regarding ongoing work – as noted below.

ACTION: SEBASTIAN (as current LIP Chair)

5.4 Work Space Units: Gill gave background on the work done across all 4 islands to prepare for a feasibility study funded via HIE; however, HIE had considered the sum of £27K to be too great. At present, Easdale were proposing new build units on an existing, owned site. For Lismore, she recommended advancing on two options: new build in Achnacroish – and a refurbishment of the Clachan Steadings, which could also save an appreciated set of old buildings. In the latter case, a long lease could be sufficient for funders for such uses - which would not be so for housing – including for pre-development studies. ST noted that he hoped soon to meet representatives of the Planning Department in Oban, to consider general strategic options for potential development sites. This followed Members' observations at the AGM requesting the directors to explore both the potential in Achnacroish, as well as the area north of the Fire Station site; recognizing that at the former, the landowner is interested in speaking further with the directors about potential land acquisition; and at the latter, the land is subject to an agricultural tenancy, (which has meant that up until the present, no approach had been made to the landowner).

Gill suggested that an application to Awards for All could be considered for funds to test all potential sites. There was confidence that there were sufficient users for such work space facilities which, once complete, could start to provide some income stream for the community.

5.5 Housing: Gill and Sebastian had spent that afternoon showing Cameron Anson of Rural Housing Scotland potential housing sites, and discussing how best to demonstrate the mis-match between needs and current provision on the island. Three areas of need had been identified from the Needs Assessment and follow up discussions: progressive care housing; affordable family housing; and housing for single people – especially younger residents. Cameron had encouraged the initial exploration of the two large sites (as noted above), while keeping other options open - and had thought that a pilot scheme for a cluster of both elderly and single person housing could merit further investigations.

The idea of a drop-in day related to aspects of housing, including advice on tackling energy efficiency and related improvements, had also been mooted – possibly in March. Kiki proposed that a plant and seed sale at the School House be planned, and Saturday 1st June was penciled in. The idea of a combined event on 'Home and Garden', which could attract a good number, was also mooted. A public notice was agreed regarding the date.

ACTION: SEBASTIAN

5.6 Health and Sports: Gill reported on progress with fund-raising; and left the Board with an update report. One cheque for £1K had recently been received, and she was confident that others would follow.

Meanwhile, the directors considered the range of elements needed for a support package for the Sports Day events.

ACTION: GILL

6 OTHER BUSINESS / CORRESPONDENCE

6.1 Sebastian suggested that a Newsletter was overdue. It was agreed that in the meantime a short Facebook update should include a note that the Tourism Management Report was expected at the end of February.

ACTION: SEBASTIAN

7 DATE of NEXT MEETING:

Wednesday 27th February 2019 at 7pm; Achnacroish.