



LISMORE COMMUNITY TRUST

Purpose: to maximize the potential social, economic and environmental wellbeing
of the whole community of the Isle of Lismore

MINUTES OF THE AGM OF THE LISMORE COMMUNITY TRUST held at 7pm on 25th February 2022 in the Community Hall

1. **Attendance, Apologies and Proxies**

Welcome everybody and thank you for turning out tonight for our AGM. In attendance we have Anita Bachuil (chair) Anna Stewart (AS) Archie MacGillivray AM) Andy Hough (AH) Housing Group and Rosemary Barry (RB) note taker plus the following members: Jane Hough, Roger Dixon Spain, David Carpenter, Alison Carpenter, Noelle Odling, Liz Buckle, Seoana McDonald, Callum MacGillivray, Sarah Forgreive, Sebastian Tombs, Robert and Dot Hay and Kiki McColl and I have the following proxies: Roxanne MacColl, Laura Cook, Valerie Livingstone, Niall Bachuil, Kate McCluskie, Eva Tombs, Jennifer Baker, Julia Fayngruen, Laura Savill, Iain Maclean, Jeanette and Charlie Jack, Barbara Mac Dougall, Flora Maclean, Shayne Stewart, Karin and Tony Currie, Sarah Jones, Colin and Anne Maclean Fleming. I have received the following apologies: Kieron Green, Elaine Robertson and Peter MacDougall.

I would also like to take a moment to express the Board's deepest sympathy for the people of Ukraine at this time.

2. **Minutes of the Meeting held remotely on Thursday 10th December 2020.** There are a few copies available at the back of the hall but I have sent them to board members by email and they are also available on the Trust website and were posted outside the shop. Could I please have a proposer and seconder for the adoption of these Minutes? They were proposed by Sebastian Tombs and seconded by AS.

At this point I will read the Chairman's report which has been largely written by Sebastian Tombs who was the Chair for the most part of 2020 – 2021.

Following the AGM in mid-December 2020, there were a number of strands of continuing work to draw to a conclusion, with which Sebastian Tombs (Chair 2014 – 2020) assisted on a voluntary basis. These included:

HOUSING FEASIBILITY STUDY REPORT - THIS IS AVAILABLE ON THE TRUST FACEBOOK PAGE AND THE ISLE OF LISMORE WEBSITE:

Working with Helen MacDonald of MICT and Sam Foster of RHS, Sebastian oversaw the final textual drafting of the document, proof-reading, and ensuring coherence between its various components.

The availability of the drone survey report findings, commissioned in respect of the Enterprise Units study for Achnacroish, which had been extended to include the site at the south end of Newfield Terrace, along with the consequent Flood Risk Assessment Report for the area, both enhanced the general level of background information.

(Discussions on precise site boundaries included options to draw the eastern boundary of potential land acquisition to the curtilage of Lorn View, and slightly to the north, to enable the potential for additional roadside car parking, should that prove advantageous. Additional land acquisition to the



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north to coalesce with potential land acquisition for Enterprise Unit development is referred to in a caption at the top of Page 31 of the Housing Report).

A limited number of hard copies were professionally printed for the use of Directors and for the record.

ENTERPRISE UNIT STUDY

The undertaking of two additional studies to test the viability of use of land south of the Waiting Room at Achnacroish for a relocated emergency generator site, was primarily funded from the closing residual sums in the Lorn Islands Partnership accounts. These studies had been deemed essential prerequisites for any potential Planning Application, and in order to demonstrate to third parties, in particular SSE, that this option was a robust one.

They comprised a drone survey, to establish accurate land and sea levels and a fully correlated and updated Risk Assessment study; and were satisfactorily completed and signed off by the end of February 2020.

This concluded the first phase of feasibility for this project, which had also included draft drawings, land valuations, and positive consultations with both Planning Officers and Council Road Engineers.

SCHOOL HOUSE, ACHNACROISH

Having undertaken the car parking work as a Condition of the Change of Use to Community from Residential Use – a requirement of the Council owner as part of the proposed Licence for Use of the building and site – the only outstanding work after December 2020 prior to signing off on the Licence, was to get the new fences and gates installed.

Following a tendering exercise, Robert Kelly had been contracted to do this, and final arrangements were being settled for this work in late February. At this point a Council survey was undertaken, as part of a wider series of surveys of island school premises – but shortly thereafter, the Directors were informed that the Council Education Department had decided that it required use of the building again. Fortunately, Robert Kelly was able to divert the resources accumulated for the task to other purposes, and the contract was cancelled.

Subsequently, a strongly-worded letter was sent to the Council's CEO, seeking repayment of the £6K sum related to car parking works. The Board was pleased that the Council acted honourably, and duly repaid this sum.

The Board would like to acknowledge their appreciation of the help they received from Councillor Elaine Robertson in getting the repayment of the money from Argyll & Bute Council.

Unfortunately, as the School House had to be handed back to the Council, the very generous Grant that we had received from the National Lottery Community Fund has had to be repaid.



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KIOSKS' REFURBISHMENT

Efforts to resuscitate the previous project once again fell behind programme. The past Chair sketched out the timber framing required, onto which re-fashioned local timber was to be fixed to form display areas and shelving.

The Board have subsequently accepted a quote from Sam Woods for this work.

CLOSURE of The LORN ISLANDS PARTNERSHIP Ltd (LIP)

Final formal arrangements to close the Company, through whom funds had been channelled to the island, alongside partner islands, for the years since 2016, were settled during the first half of the year, and the account closed. The residual balances had already been transferred to the account of Lismore Community Trust by the end of December 2020, with agreement of the one remaining partner – Easdale – given that best use of these small amounts could be made in this way.

All parties who had assisted in the setting up of LIP, including the Case Officers at the Development Trusts Association Scotland (DTAS), and the part-time Development Officer Gill Law, were warmly thanked. The 'community-building' basis of this fund, and its flexibility, have not been replicated in a consolidated form of grant funding from Scottish Government, although a number of routes to funding community activities and projects remain available to access.

HAMPERS

The Isle of Lismore Community Trust received a grant from the Postcode Lottery in 2019 that we'd been using for providing lunches with entertainment for our elderly residents on the island at the School House. These had to be cancelled throughout the past year due to the pandemic. At a meeting in early December the Directors decided that we should try to provide Hampers of Island produce. We have so many talented and entrepreneurial residents that it seemed a good idea to support them by generating them some income, and the elderly here who have been particularly hard hit by the pandemic. Some 12 residents on the island contributed to these Hampers.

The result was Hampers filled to the brim with edible and useful goodies that were much enjoyed by 10 elderly residents on the island.

HOUSING WORKING GROUP

A Housing Working Group was set up by the Board, comprising Julia Fayngruen, Andy Hough, Peter MacDougall, Seona MacDonald and Mike Hyatt to work specifically on achieving 2 semi-detached affordable houses at Achnacroish. They will report to the Board. At present they are meeting regularly and working hard contacting other Trusts who are working to the same end to find out as much as possible about funding and doing all the background work that needs to be done before we get started properly.

The Board were lucky enough to have 3 new Directors rise to the challenge in September – Robbie Cook, Peter MacDougall and Kate McLuskie who is a co-opted Director. We would also like to thank the 3 Board members who have stood down, Duncan Maclean, Robbie Cook and Julia Fayngruen for the work they did for us. Julia has agreed to keep working with the Working Group which is much appreciated. Also we wish to thank Steph Murray for her help as ex-officio



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Treasurer. The Board took this opportunity to congratulate Steph & Duncan on their forthcoming marriage.

Finally the Board would like to thank the past Chairman, Sebastian Tombs who has given us all much assistance throughout the past year and our Councillors, Kieron Green and Elaine Robertson. We would like to take this opportunity to say how pleased we are that our Director Archie MacGillivray has made such a good recovery from Covid.

3. **Matters arising.**

There were no matters arising.

4. **Consideration of the Annual Accounts.**

Treasurer's report. At the back of the Hall are copies of the income and expenditure of the Trust and please note these are for the year from April 2020 – 2021.

The accounts were proposed by AS and seconded by AM.

5. **Direction as to appointment of independent examiner**

The Board recommends that we retain Ainsley Smith & Co, Oban
This was proposed by Sebastian Tombs and seconded by Noelle Odling.

6. **Setting of annual subscription(s) if any/the due date**

The Board propose no annual subscription for 2022
This was proposed by Liz Buckle and seconded by Kiki MacColl.

7. **Election/re-election of directors:**

a. As notified to all members in the AGM invitation Notice, two directors were to stand down, having served two consecutive three year terms of office, namely Anna Stewart and Archie MacGillivray. They have both intimated that they would be willing to serve a further year, under Article 78. The proposer was AB and the seconder was Kiki MacColl.

b. Sadly the following Directors have had to stand down, Duncan Maclean, Julia Fayngruen, Kiki MacColl and Robbie Cook but we have the following nominations to work on the Board: Peter MacDougall, Andy Hough, Callum MacGillivray and Sarah Forgiveive.
It was suggested we elect these people en bloc? The proposer was Sebastian Tombs and the seconder was Kiki MacColl

The new Board will now consist of Anita Bachuil, Anna Stewart, Archie MacGillivray, Peter MacDougall, Andy Hough, Callum MacGillivray and Sarah Forgiveive.

Article 82 says co-opted directors must retire at the AGM and the new board can then co opt them. Kate McCluskie has been working as a co-opted member of the Board so will now retire and we hope that she will be re-elected at the Board meeting after this AGM.

8. **Change of Memoranda and Articles**



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We have been advised by the Scottish Land Fund that to be able to apply for funding we have to make a change to our Memoranda and Articles to comply with current equality legislation. We contacted The Development Trusts Scotland who advise Community Trusts in Scotland on their Articles. We met with Laura Worku who is the Development Officer for West/Argyll & Bute. She advised us that with the modified wording, we would satisfy the SLF criteria. We propose changing the following Articles as follows:

Qualification for Membership

Article 17. Ordinary Membership shall (subject to article 20) be open to any individual aged 16 years or over who:

- (a) is ordinarily resident in the community area; and
- (b) is entitled to vote at a local government election in a polling district that includes the community area or part of it; and
- (c) supports the Objects of the Company.

Amended to:

Article 17. Ordinary Membership (subject to article 20) ***is inclusive, non discriminatory in terms of individual characteristics and shall be open to everybody*** of 16 years and over who:

- (a) is ordinarily resident in the community area; and
- (b) is entitled to vote at a local government election in a polling district that includes the community area or part of it; and
- (c) supports the Objects of the Company.

Application for Membership

Article 21. The Board shall consider each application for membership at the first Board meeting that is held after receipt of the application; the Board shall, within a reasonable time after the meeting, notify the applicant of its decision on the application.

Amended to:

Article 21. ***The Board shall determine the eligibility of each application at the earliest opportunity and as a matter priority after a Board meeting notify each applicant of their membership.***

These changes were proposed by Dot Hay and seconded by AS.

9. Open discussion

Roger Dixon-Spain asked about the time frame for applying for planning permission. AH replied by outlining the scheme for houses for rent at Newfields, publicising the Drop in Session on the 5th of March and then suggesting that after the Board meeting in April they would be aiming to look to May for a planning application. There followed a query about the idea of building at Clachan but there was apparently a water problem there. Sebastian Tombs explained that the site had been offered at Newfield and although there had been discussions with the Fell estate concerning both the Steadings site itself and land to the south, various difficulties had ensued and it had been



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considered that the Newfield site would be more straightforward to proceed with to begin with. In reply to a query about timing AH replied that the Drop In session would be from 12 to 4 in the Community Hall on Saturday 5th March.

Sebastian Tombs enquired as to whether the Newfield housing project was the only or major project for the Trust for this year. AB replied that along with the setting up of the kiosks it was going to be the main focus. Kiki MacColl enquired as to the water situation at the Newfield site and AH replied that the feasibility study had proved favourable and he had recently spoken to the Achnacroish Water Group. He explained that there would have to be a professional assessment and report to say that there was a safe and suitable water supply before any grants could be made available. The results for this would be made available to the Water Group. There followed a discussion on potential water supply options for the area.

Sebastian Tombs congratulated the Trust on getting through the past difficult year and taking over the legacy. He continued to say he thought it was wise to focus on one project and that it was nice to see a significant project coming forward and he went on to say well done on behalf of the community.

10. **Any Other Business**

The Chair thanked everyone who attended this Meeting and said that she hoped that your Community Trust will be able concentrate their efforts this year delivering a pair of semi-detached affordable homes at Achnacroish. I would also like to publicise the 'Drop-in' session that is being held at the Hall on Saturday 5th March where we will be able to tell you more about our plans and answer your questions. We wish you all a happy, healthy and most importantly peaceful year and we look forward to making good progress with our project of delivering 2 semi-detached houses at Achnacroish.

A short meeting of the new Board was to follow the AGM

Minutes of the meeting of The Lismore Community Trust Friday 25th February 2022

Present

Anita Bachuil (AB) chair, Andy Hough(AH), Callum MacGliilvray (CM), Archie MacGillivray (AM), Sarah Forgive (SF) and Rosemary Barry (RB) note taker.

1. Election of office bearers - Chairman & Treasurer

AB welcomed the new Board of Directors of the Community Trust. She went on to say that 'as you know I am standing down as Chairman and I would therefore like to propose Andy Hough, who has intimated that he is willing, to be our new Chairman'. This was unanimously agreed.

AH then took over the Chair and explained that as far as he was concerned it was about getting things done. Before there had been a broad range of activities some of which had caused some division and controversy and he was keen to take something forward which would have at least 80-90% of the community support behind it. He sensed that people did want more affordable housing and that it was something they could get done.



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AH explained that under Article 82, Kate McCluskie has been retired as a co-opted director of the Trust but she was willing to stand again and he proposed her and it was unanimously agreed.

AH enquired about a Treasurer and SF offered to take this on and it was unanimously agreed. It was pointed out that the signatures for the cheque account needed to be updated and also that here was a need to switch to on line banking. **SF to action these.**

AH then explained that it was not necessary to have a secretary. RB to continue as note taker.

2. Any other business

AH stated that he didn't expect meetings to last more than an hour with meetings once a month and a date for the next meeting to be agreed at the end of each meeting. He also stressed the importance of feedback and discussion with the community. Attendance was tricky for some it was said so it was suggested that it would be possible for board members to join by Zoom if necessary. A Monday night was agreed for meetings with a timing of 7-8pm. AH suggested the use of Messenger to keep communication going between Board Members.

SF stated that she thought it was important to establish a project and show that it could be done well. Credibility was important especially if funding was at stake.

AH mentioned the FAQs that had been prepared ready for the Drop In Session and that he would circulate these to the new Board Members.

The web site was going through a development stage but it would be possible to get agendas etc. CM queried the use of the Facebook page and SF said she thought it was better if things went straight to the web site rather than to the shop

The kiosks were mentioned and **AB said that she would chase Sam concerning the refurbishment of these.** SF mentioned that there were some who wanted to know what was happening with these and after some discussion it was agreed that it would be worked out who had been using them and then **AH would ask for volunteers via Messenger to approach certain people so the Trust had a better idea of what might be a way forward re their use for the season ahead.**

AH asked for people to respond if anything was sent out. He then detailed the need for a business plan and explained that there were two stages for the SLF application

- Money for water, pre planning, planning, design, electricity, sewage, surveys etc
- Money for the actual build.

He emphasised the need for hard evidence of need. **The Document required would be written by AH by the end of march.**

3. Date of next meeting tba.