



LISMORE COMMUNITY TRUST

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

Draft Minutes of the AGM of the Lismore Community Trust held in Lismore public Hall on January 20th 2023 at 7pm.

1. Attendance, apologies and proxies

Julia Fayngruen (JF), Anita Bachuil (AB), Seonaid MacDonald (SM), Anna Stewart (AS), Andy Hough (AH) (Chairperson), Laura Savill(LS) (Treasurer), Peter McDougall (PM), Archie MacGillivray(AM) and Kate McCluskey(KM) plus Rosemary Barry (minute taker) and 11 members. Apologies – Roxanne Prando, Callum MacGillivray, Jennifer Baker and Sarah Jones. Proxies Niall Bachuil, Valerie Livingstone, Eva Tombs and Liz Buckle. AH opened the meeting with a welcome, stated that the meeting was quorate and asked if everyone had signed in.

2. Minutes of the meeting held on 25th February 2022

These were agreed with a minor amendment that Sebastian Tombs had left office as Chair on December 10th 2020. The minutes were proposed for acceptance by Sebastian Tombs and seconded by Anita Bachuil.

3. Matters arising

There were none not covered on the agenda but it was noted that AOB would be included under item 8.

4. Directors' report.

This had been circulated but AH went through the main points:

- There was an impressive board. There were currently 10 members (although it was possible to have 15) with a good range of different people. Laura Savill, Kate McClusky and Seonaid MacDonald had been co opted.
- Meetings were usually held monthly with the draft minutes being put on the island site.
- There had been a range of projects discussed including the housing project and the disposal of the school house.
- Key assets were the two telephone boxes at Point and Achnacroish. The work on these had been completed by Julia and Erik. Feedback from the public indicated that these had been well received. Donations had raised £200.
- It was noted that it was good that there are helpers who didn't want to be on the board but were prepared to help out as needed.
- It was great that there was overwhelming support for the scheme to build two 3 bedroomed semis at the end of Newfield Terrace for a reasonable rent. The project was proceeding slower than would have been liked as there had been a need to 'jump through hoops' to get money, quotes etc. Surveys were underway. There had been a big decision as to whether to go for a design and build approach or a modular design. The latter where most of the construction was off site had been considered to give most control. Discussions were currently underway with two different firms. There had been a few objections, principally concerning the water



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supply. This was being addressed. Surveys were being carried out with options possible for how to proceed.

- The future of the Church. The Trust was a suitable body to engage with this but they were waiting for the outcome of the consultation process run by the Community Council.
- Achnacroish pier does not present the best view for those arriving on Lismore. The pier is currently in a poor state as is the waiting room. Funding is being looked at so it could be understood what is wrong with the pier and the cost of making improvements. There could be the opportunity for eg a tourist destination
- There were thoughts as to what a tourist strategy would look like. There was the possibility of marine tourism but there was a need for evidence of a strategy for receiving visitors.
- Cycling Scotland bid: Lismore Bike Hire had been consulted concerning this and two electric bikes had been able to be purchased for use jointly between the bike hire and the island community who could use them free between 4.30 pm and 10am with a payment of half the usual price if booked at other times a week ahead. Trackers would indicate where the bikes were. The batteries had a 65 mile range and the bike hire would maintain and transport them.

5. Annual Accounts

These had been audited by Ainsley Smith and Co. of Oban. LS had taken on the role of Treasurer at the end of last year. She reported that not much had happened over the year in financial terms. They had paid back £23,859 of lottery funding as they no longer had use of the school house. It had been paid back because the Trust were not comfortable with retaining these funds. £6,240 had been repaid by Argyll and Bute Council for the work done by the Trust on the car park. £300 had been paid for AH to attend Maximising Community Assets meeting which was due to be reimbursed and accountancy fees had been £360. The remaining balance of the Go For it funding had been moved into the General fund. The closing balance was £10,437.43. It was made clear that the auditor's report could be made available if required. ST proposed the accounts be adopted and Julian Wormleighton (JW) seconded.

6. Direction as to appointment of independent examiner

The board had recommended continued use of Ainsley Smith and Co of Oban and this was passed unanimously.

7. Setting of annual subscription

The board proposed that there be no subscription for 2023 and this was seconded by JW.

8. Questions and open discussion including AOB.

1) It was queried that the Trust had been offered the chance of purchasing a house in Lorne view when it was available for sale but the Trust had refused. AH explained that as the Trust had no track record of running a project it would have been difficult for them to have obtained the funds to make this purchase and it would have been difficult to complete



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in a time scale to suit the sellers. He also pointed out that any property acquired by the Trust would have to be affordable to run. It was felt better to build new houses using modern construction methods. He added though that anyone who was thinking of selling could get in touch with the Trust though it was easier to negotiate for land rather than properties. He added that he felt that new legislation being brought in by the Scottish Government should make it easier.

2) Re the affordable houses - AH explained that they had written to six companies and two had come back. They were considering the design, planning and cost and when a decision had been made they would go to the funders. Argyll and Bute were providing £12,000 per house in funding.

3) There was a query about finding copies of previous meeting minutes on the website. ST and AB explained that there were gaps for various reasons. Jane Hough said to let her know what gaps there were and she would look into it but there may not have been meetings due to lockdowns.

4) There was a query about the timescale for the houses to be completed. AH estimated maybe June 2024. He explained that getting the funding was the hold up with a delay in getting the money for the feasibility study. Funding was being sought from a mixture of grants and loans. He added it was the challenge of island building. He further responded to a query as to whether the price quoted would be held and he replied that it would.

5) There was a query about the Scottish Land Fund. AH replied that the pier and the waiting room were under consideration but there was a need to understand the whole project.

6) There was a query about the use of the pier. It was suggested that it wasn't a good idea to put everything out to the community. AH reiterated that it was the concept to do 'something' which was a good idea and that marine tourism 'might' bring benefits to the island. The houses however were the first priority.

9. Election/re election of directors.

It was stated that the co opted members needed to retire and it was suggested that Roxanne, SM and LS become full members plus KM and JF to be co opted. This was agreed by a unanimous vote. AM and AS had served 3 years so under article 80 they should retire unless there were spaces. They had agreed to stand again and were thus nominated. Roger Dixon Spain proposed the board members as suggested and Gilly Dixon Spain seconded with no one against.

The meeting concluded at 8.15pm with ST suggesting a vote of support and three cheers for the work that had been done by the Trust.