



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 LISMORE COMMUNITY TRUST MEETING HELD ON MONDAY 12th JUNE 2023 AT 7PM IN THE HALL

Present: Andy Hough (AH), Anna Stewart (AS), Laura Savill (LS), Kate McLuskie (KM), Archie MacGillivray and Anita Bachuil. By zoom Roxanne MacColl (RM) and Seonaid Macdonald (SM).

1. **Welcome, apologies and declarations of interest.** AH welcomed everyone to the Meeting and said that he had no apologies. He said that Callum MacGillivray's status on the Board had lapsed and AB said that she would write to him on behalf of the Board thanking him.

2. **Agreement of the Minutes of the Board Meeting on 1st May 2023.** These were proposed by AH and agreed unanimously.

3. **Matters arising.**

a) **Barge.** Mr Quinn was not prepared to take the barge for less than £1000 and it was decided not to pay that as there were more pressing calls on our money at the moment.

b). **Church.** AM read a report from the Church Futures Group. A brief for a feasibility study had been prepared and was going out to consultants.

* An expression of interest had been submitted to the Architectural Heritage Fund and discussion with them to confirm eligibility and project background.

* A grant application to be submitted to AHF for their viability grant with expectation of further development grant from them, plus referrals to other grant bodies.

* The consultant's brief includes for a Business Plan, which will be prepared depending on the outcome of the feasibility study.

* The study will look at the assets separately and together.

* Funders want to know what the church would be used for, hence the consultation, but the feasibility study will include an option to do minimum development of business ideas and keep it ticking over for a few years – ie identify baseline costs involved and income needed to keep the church.

AH asked that the Futures Group also send minutes to the Community Trust.

4. **Finance Report.** LS said there was £8111.26 in the bank and nothing had been spent since the last meeting. LS said that she was working with the Accountants to get the end of year accounts ready for the AGM. She was going to produce accounts for the AGM with a breakdown to be completely transparent.

5. **Housing Project.**

a. **Overview of Progress.** JF said she had been showing the design of the houses everyone and had taken certain changes to the design on board and had sent an updated draft to the Wee House

b. **Water provision** – consideration of the Achnacroish situation.



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- i. **Scottish Water.** The school supply has been adopted by SW but it would be prohibitively expensive for them get pipes and to supply the rest of the houses and was deemed an unrealistic option.
 - ii. **Options for a water supply.** Highwater have said they could do a borehole that would supply everyone or one that would supply just 50 houses which could be tacked on to the one we would be putting in for our houses.
 - iii. **Letter to the residents.** It was agreed that a letter be sent to the residents of Achnacroish outlining the costs that would be involved in them having the pipework done.
 - iv. **Possible link to pier development.** It was agreed that we should ensure that that the water supply should any future development of the pier.
 - c. **Pre-planning.** The Board was told that you get back the money spent on pre-planning with full planning. The ground works were not part of the Wee House contract and we would need to put out a specification and then invite bids for this work. The RIHF who will give us a lot of the money needed for the build, will need an Allocation Policy for the houses. AH will circulate a draft template to the board and start the discussion with the island at the AGM.
6. **Pier and SLF award.** It was agreed that we wait for the structural survey report before we discussed this further.
7. **Shop/Stores and PO.** AH said that following the survey the Trust had done, there was clear evidence that the community want a shop/stores and PO on the island. There was a strong working group who were investigating the alternatives of a community enterprise v a private buyer. Community ownership of a shop has been successful on other islands and has been used by those islands to 'pump prime' further developments such as sports hall, bunkhouse, pub, hotel etc. AH told the meeting that there was evidenced based findings suggesting community ownership brings significant benefits to an area.
- If there was a positive survey result Trust Directors would agree the creation of an interim Trading Arm Governance Group (4 or 5 people with relevant skills and capacity).
 - Governance group convened to review issues and draft a business plan. Including "Community Share" approach to find necessary funding.
 - Further community consultation including discussion at the AGM.
 - Trust membership agree way forward.
- AH proposed that the Board agree the above proposals, AMG seconded it and it was passed unanimously.
8. **AOB.** AH suggested that we have an 'open forum', un-minuted at the AGM to discuss the housing, shop/PO, pier, e-bikes and an Island Plan. This format was agreed by the directors.
9. **Date of next Meeting.** Thursday 13th July 2023, 7pm in the Hall.