



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 MEETING OF THE DIRECTORS OF THE LCT ON THURSDAY 9TH NOVEMBER 2023, 7PM IN THE HALL

Present: Andy Hough (AH), Laura Savill (LS), Anita Bachuil (AB), Archie MacGillivray (AM), Anna Stewart (AS), Peter MacDougall (PM). Representative from IMB: Peter Walker (PW).

1. **Welcome.** AH welcomed everyone to the Meeting.
2. **Apologies.** Apologies were received from Kate McLuskie and Roxanne MacColl.
3. **Expressions of Interest.** None were recorded.
4. **Minutes of the Meeting on 31st August and Matters Arising.** AH ran through the Minutes from the last meeting. There were still some actions that needed attention around Item 6 Housing. It was unanimously agreed that the Minutes were a true record of the meeting and passed by the directors.
5. **Finance Report.** AH told the meeting that Bank A/c 1 – RBS had had in a Micro Grant from Community Shares Scotland of £2915 and an e-bike contribution of £40. From the micro grant the launch event - £800, donation to the Heritage Centre - £50, prospectus printing £356 and Stickers £119.58 had been made. From the account Planning Permission £1200, £222 PP advert. Balance of Micro Grant £1589.42 and from this the purchase of some work wear and legal costs were still to be made.

The balance of the account was standing at £8792.65. There was still £14250 to be paid for the feasibility work done for the affordable houses to Wee House. This would be covered by the Scottish Land Fund.

LS asked that the Micro Grant also be used for hire of the Hall for meetings. This was agreed.

Co-op Bank. AH told the meeting that the balance in the account was £66,816.10. This was excluding some cheques and charity cheques and Gift Aid. As of 9th November 134 individuals had bought at least one share, 101 residents of island residents have bought at least one contributor share and 64 supporters have donated through Just Giving.

6. **Report from IMB re Shop/Stores and PO.** AH said that he was hugely grateful to the IMB who seemed to find a solution to every problem that had arisen. PW said there was a huge range of talents that had contributed to this success.

- The Community Transport had very generously agreed to sell us their old minibus for £2,000. There was a caveat that since it was valued at £8,400, should the vehicle be



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sold within 3 years of the date of the invoice, the sale value returns to Lismore Community Transport less the £2,000 already paid.

- There was going to be a stock take and inventory in the Shop on Saturday.
- LS talked us through an EPOS system that she had been recommended by Norma Black. Norma is the bookkeeper for Appin Stores. **ACTION: LS to investigate further with the shop Manager.**
- Archie MacColl had very generously offered his lay-by near the shop for the use of a storage container and staff parking for which the Trust was very grateful. Donald MacColl had sourced a 20' insulated container in Glasgow for £1300 + delivery. Ronnie MacColl had said that he would provide the rock for the base.
- AH told the meeting that the Trust had received an email from Alison Brooks. She was letting the Trust know that her family owned the small parcel of land next to the shop on which the gas bottles used to be stored. She wanted us to sign an agreement with her regarding the ownership and use of this land. It was agreed that this could be useful to us so we would sign. **ACTION: AH to write to Alison Brooks.**
- 'Hammy' had very kindly offered to refurbish the lighting in the shop.
- We were going to need to buy a new printer, possibly laptop and heaters.
- A fridge had broken down and needed fixing or replacing. **ACTION: AH to investigate.**
- Because we had reached our target no Bonds needed to be sold.
- Insurance for the van was in hand. **Afternote:** Completed with NFU.
- There followed some discussion re the business purchase agreement and insurance of the building and contents.

AH then proposed that Lismore Community Trust, a Community Benefit Society, having raised the optimum amount of funding needed to secure Lismore Stores and Post Office as a community enterprise do purchase the business from Laura Cook on Friday 19th November 2023 for £12,000 and lease the existing operating space from Achord Ltd for a minimum of 3 years. This was seconded by AB, agreed by all and passed unanimously.

Staffing. The meeting was told that advertisements had been posted for the post of Shop Manager. Roxanne MacColl had applied and was interviewed by a panel consisting of AH, AB and PW on Wednesday 8th November. The panel felt that she had the experience and skills needed to take on this post and AH proposed that Roxanne MacColl be employed as Shop Manager, working 24 hours pw. This was seconded by AS and passed unanimously.



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The Board was told that we were hoping that Bob Davies would continue as a shop assistant and we were waiting for him to get back to us regarding his TUPE. Draft contracts were to be sent to both. **ACTION: AH to send contracts.**

Opening. The shop would close after work on Friday 17th November and a Stock Take would take place on Saturday 18th. PW would do a stock run on Friday and Donald MacColl would go over to get more stock. LS was working with Roxanne and Norma Black re EPOS. Fibre Broadband was being put in and we had agreed to make good any damage to the building. On Tuesday 21st the formal opening of the shop would take place. People would hopefully start gathering at 8.30 with a ribbon cut at 9.30. The Hall would be put on standby in case the weather was bad. It was hoped that the school children would attend too. **ACTION: AB and JL to ask Anne MacCormick.**

7. **Affordable Housing development progress report.**

- a) Progress with planning. AH said we were dealing with various issues that A&BC had thrown up with the planning, but they were being resolved.
- b) Water. AH said that he had been at the Scottish Rural and Islands Parliament and met with some consultants who had been appointed to look into private water systems. They were from an academic background, and he felt they might be able to help with the water problems at Achnacroish. PM agreed to work with AH on this.
- c) Allocation criteria. We needed to move on with consulting with the community to provide evidence in our submission to RIHF.
- d) Landlord Certification. AH said that to allocate the properties as an organisation we need to register as social landlords. Courses leading to certification cost in the region of £1200.

8. **Knowledge exchange HIE.** AH explained this was a useful opportunity to learn from other projects and interested parties should let him know. HIE offer funding to cover costs for organisations to meet other organisations to exchange skills. They will cover expenses, accommodation and travel. They will also cover fees for conferences/courses.

9. **AOB.** Roxanne had expressed a wish to do some courses that might help her running the shop and it was agreed that we would try to find suitable training, possibly through the Plunkett Foundation.

There being no other business AH thanked everyone for attending.
No date for a future meeting was suggested.